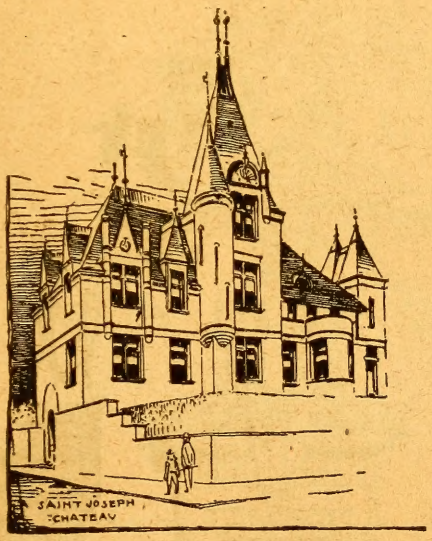
WILBUR L. CROSS LIBRARY
UNIVERSITY OF CONNECTICUT

F. M. Hadsell

Avon.

COPYRIGHTED MATTER.

All readers of this architectural catalogue are respectfully cautioned not to build or use portions of plans as contained herein, except by special permission.



Entered according to act of Congress in the year Nineteen Hundred and Three
by
HERBERT C. CHIVERS,
ARCHITECT,
ST. LOUIS.

Storage
812

HERBERT C. CHIVERS, ARCHITECT, ST. LOU

INTRODUCTORY.

THE object of this publication is to put into the most compact form, a general compilation of my form designs, which have been published and copyrighted from time-to-time, in my smaller books.

Another object has been that parties ordering my smaller 608-page books, would often complain of an insufficient number of plates from which to indicate their desires.

I believe that with this publication, most anyone can secure an idea or two, at least, sufficient to explain their needs in plan arrangement, and form a nucleus or basis on which we can successfully develope and work-out a satisfactory plan.

Small books of plans have been published heretofore by so-called plan associations, and publishing companies, but nothing has yet been produced by a regular practicing architect on this stupendious scale, and devoted entirely to moderate-cost houses.

When it is considered that nearly every page of this book contains very expensive plate-matter, for which drawings and cuts must first be made, some idea of its cost of production can be imagined, therefore, it is hoped, in the interest of better house plans, that purchasers will loan this work freely as an incentive to ones neighbors to improve attractively, and thus enhance the value of large residential districts.

ARTISTIC HOMES.

This book is a work of building information, not a highly polis picture book. It contains many plans and all possible information th give its readers for the price of same.

The main object of this book is, that parties intending building ma bled to more intelligently describe their wants and needs in plan and a ent

The designs given herein will probably serve as a basis on which t ress your desires in regard to plans. By referring to a portion of one, a ortion of another, you can give us a clear enough outline from which to w n this manner we can generally arrive very promptly at about what is wan

A CHOICE AMBITION.

Building a home is a choice ambition, especially to the family paying mple existence is a thing of the past, at least, to the progressive man man. Many artistic homes are found in different parts of the country, but the rage house owner does not know to whom to go, to secure artistic and prac- l results.

INFERIOR DESIGNS ARE MONUMENTAL EYE-SORES.

A modern and progressive up-to-date individual would not think of wearing a garment unless taken from some authoritive plate of fashion, and at that, a new garment is usually in use less than a year's duration. Yet many will allow a novice to draft plans of their building, which will be an eye-sore for generations, when for less money, at the outset they can secure ideas and drawings of an architectural expert whose aim, for reputation's sake alone, will be to produce the best possible effects for the least sum of money.

AN AGE OF INVENTION.

Look around you, see what is being done in mechanical inventions, then look at some of the buildings which go up now-a-days, many of them being copies of plans built thirty and forty years ago. The reason of this is that many a person is content with ordinary results, and usually having no one to advise them otherwise, go ahead on the same old outlines. Nothing expresses your progressive individuality more than a modern place of abode. It talks volumes for you to every passer-by and advertises you in the most conservative possible manner. It bespeaks prosperity.

POINTS TO LOOK AFTER.

The planning of a house, where expensive materials and labor are considered, should not be left to unskilled hands. Allow the lady of the house to have considerable say-so in the floor arrangement especially. They have to live in the house day and night and a poorly planned house is generally more expensive than a modern practical plan.

THE NECESSITY OF PRELIMINARY PLANS.

It is seldom that one gets a suitable arrangement the very first time, therefore it is necessary to first send the plans in sketch form so as to make them handy for approval, or disapproval of certain parts as you see fit. Our greatest difficulty is in getting a client's first ideas. And this is sometimes more tedious than making the plans. We have never yet failed to please any one where they have treated us with due consideration.

If you have any printed designs from which you wish to adopt certain ornamental features, we can embody them in your designs and endeavor to still improve on any suggestions offered.

MY TERMS.

I agree to make your plans for a stated sum, and therefore would not be interested in making your building unnecessarily expensive in order to increase my commission, as is often done, and for reputation's sake alone, would endeavor to design the very best building possible for the money.

You can very readily realize that an architect at a distance would be likely to design something novel and different to the common-place, he would be disinterested as to who was contractor, and would probably save you the cost of plans many times over.

Many send plans to my office of a building and I often show them where o 20 per cent can readily be saved, and at the same time secure a more at-ctive house than at first contemplated. This is where competent advise is of ctical value.

It will pay you to travel a thousand miles rather than not procure plans of office, although I guarantee to serve you by mail in equally as satisfactory anner and suit you on the preliminary plans.

PERSONAL CRITICISMS.

Many parties who have plans made eleswhere send their plans to me for ticism before undertaking the personal responsibility of building, and for ch criticism I make a charge ordinarily of $3, and in all cases will give a fair, prejudiced and impartial decision.

COLORED DESIGNS.

If you are going to place an order for plans and would like to see how cer-ain designs look in colors and will tear out such pages, I will color them and ou can paste them back into book.

The color effects which we produce in the completed buildings are worth the price of plans alone.

If you do not wish to cut out pages, simply put a slip of paper between the pages you want colored, and enclose postage for return and I will promptly re-turn book or you can probably sell your book to a friend and order another, calling for such designs as you desire colored, which will be done free, to the ex-tent of two.

THE "ARCHITECT-BUILDER."

It is right and proper that all builders should be able to draw more or less, but it is absolutely impossible for a man to be an up-to-date builder and at the same time study architectural plans and design as they should be studied. The fact that "a little knowledge is a dangerous thing" could hardly be more clearly exemplified than with he, who with a smattering of architectural knowledge, self-styles himself "Architect and Builder."

He may be able to make a poor copy of some good design heretofore built, but no copy is as good as an original in the first place, and aside from this, while the copyest is copying, the original man is surging on ahead on something new and better. Did you ever realize this?

THE CHEAP BUILDER.

The cheap builder is usually antagonistic to the architect. The good builder is generally his friend, for when he figures on a job he knows that his figures will be made on the same basis for material, construction and workmanship as that of his competitors. My professional services cost you nothing when it is considered they come out of and are paid for by the waste which would pre-sumptively result in building without well considered plans.

Be as specific when you build as you would in a written contract, for a "building muddle" is deplorable. The plans, specification and details of construc-tion are necessarily a part of your contract.

A building difficulty is perhaps the worst and longest remembered difficulty that a person ever gets into. A builder when he is inclined to be dishonest can cause you more worry and anxiety than most any other entanglement, and his defective work is always before you.

A reliable and well-to-do builder will always recommend that you go to an architect and formulate your ideas in a practical way, and to then have regular working plans made, including legally worded specifications, and above all, de-tails of construction, giving box-frames, porches, cornices, etc.

The cheap builder will endeavor to underbid his more able and conservative competitor and sometimes by his so-called knowledge of architectural design and plan arrangement, erect a "night-mare" appearing structure, when for a nominal architect's fee the building could have had at least a semblance of ar-chitectural beauty and design.

THE TRULY APPRECIATIVE.

The class of clients we desire are the "truly appreciative." when I spend my best efforts in producing something modern at a reasonable fee. I do not

like to have my practical details of construction disregarded by some "wood-butcher" who will argue that he can do something "just as good" and perhaps ruin the ultimate effect. Before any changes or suggestions are followed the architect should always be consulted. Changes should not occur after contract is signed, and this is where the value of preliminary plans come in. They can be thoroughly studied before the final plans are made and are sufficiently reliable from which to secure reasonably certain estimates.

FREE IDEAS ARE CHEAP IDEAS.

It is unreasonable to expect sketches of an architect of his ideas until an order is placed. My ideas are what I charge for and if I offered these free, they would be of little value, I believe.

OUR DRAWINGS.

Our drawings consist of basement, attic and roof and two floor plans, with dimensions figured and marked, four elevations each drawn to a quarter inch scale, and large scale and full size details for everything inside and out, requiring detail. Also type-written specifications and contract blanks. You can order your plans with confidence that you will get everything necessary for the erection of your building.

You can judge the cost of house for a given locality by other houses already built, and the number of rooms they contain. Of course a nearly square house is more economical to build and by improved methods of construction it is safe to figure 10 to 20 per cent less for building from our plans.

SUPERINTENDENCE.

My plans are so drawn that any competent builder can follow them. I am very particular about the construction and ornamental details, which save the builder so much time in figuring and laying out his work, and these details are sent in blue print form.

ESTIMATES.

We do not guarantee estimates. This would be absolutely an injustice to our clients, reputable builders and fellow architects. We do not sell plans on the pretence of "guaranteed estimates," but we give herewith a schedule of prices upon which our estimates are based, which of course will vary in different sections of the country. We also give the probable minimum and maximum cost of each building. We do not send out samples of our work on approval, at least until reasonable assurance of an order is given.

SCHEDULE OF PRICES.

Excavating, per cubic yard	$ 10	to	$ 12
Rubble stone work, per perch	1 35	to	2 00
Brick laid in wall, per 1,000	7 00	to	8 00
Lathing and plastering, per yard	20	to	22
Dimension lumber, per 1,000	10 00	to	14 00
Flooring	14 00	to	18 00
Sheathing boards	9 00	to	12 00
Shingles	1 75	to	2 75
Siding	18 00	to	22 00
Finish lumber	20 00	to	30 00
Tin work, per square	6 00	to	8 00
Carpenters, per day	1 75	to	2 75
Masons, per day	2 00	to	3 00
Common labor, per day	1 00	to	1 50

CONSULTATION AT A DISTANCE.

Think of what you can save by consulting a party at a distance who is absolutely disinterested in the contract or in the party that receives the contract, one who is above all petty favoritism to certain builders and who, if any one can, will plan and design a building which will be new and original and not a copy after Mr. Smith's building on Jones street, or Mr. Jones' building on Smith street. This is where local talent generally fails to produce artistic results. The field is too limited. They have nothing for fresh inspiration.

MY CLIENTAGE.

My clientage has been built up at great expense. I have put in years in my

endeavor to produce artistic and practical results. I give all work personal attention and have no cheap help in my office.

We do work at small profit and as it is done well our clients always get good results. I contend that it is all right to do work reasonably cheap if it is done well.

THE EXTENT OF OUR BUSINESS.

We can take only a certain amount of business, turning out plans is not a mechanical operation, as some would presume. It requires good efficient draughtmen and personal attention and my time being entirely devoted to the best interests of my clients I cannot reasonably be expected to give personal attention to sending out "free sketches." I believe it a great injustice to expect an architect, or any other professional man to waste his time in this manner and to send out samples of his work upon approval. A lawyer, physician or any other professional man would not consent to it.

THE FREE SKETCH IDEA.

The profession of architecture has been cheapened somewhat by the practice some architects have made of sending out free sketches. When an architect has come to this in order to secure work, it is reasonably certain that he will take the easiest way to please you, inasmuch as he will not make any effort to improve upon your ideas. When you go to an architect, a lawyer, or a doctor, you do not always care for him to coincide exactly with your ideas. You want advanced ideas, suggestions and conscientious advise. Now with the "free-sketch architect," he is after an early adoption of plan, usually an anti-dated stock plan at that, or a poor original made by cheap help. We would rather sell special plans as we like to improve on every job turned out and even on our past work. It stands to reason that no reputable architect can improve his work when he copies one job after another. It stands to reason that the "free-sketch architect" will not care to give other advice when you have once selected one of his (once in-a-hundred chance) plans, for fear that he will loose your order.

AS A SPECIALIST.

I can offer suggestions which come only from extended study and long experience. The average client is not fully aware of the value of plans prepared by an architectural expert, compared with those made by a builder, or even by an architect of ordinary ability and limited clientage. In most professions the charges are exorbitantly high in proportion to the extent of practice, but with us much lower than the universal schedule of fees, on medium-price residence and church work, except in St. Louis, where we charge the customary fees of 3½ per cent for plans, specifications and details.

SPECIAL PLANS.

Realizing that one building, well done, leads to more, we will agree to make complete special plans for the special price of 2 per cent on the actual cost of building or for a fee of not less than $35, including full details and legally worded specifications and give them personal attention. We ask for nothing in advance from parties who are absolutely responsible and are rated. Parties not well recommended must advance at least one-third of fee with order. We expect to fully satisfy clients on every point in the preliminary plans. This is where the value of preliminary plans comes in.

PUBLISHED PLANS.

We cannot afford to publish plans of our special work for the reason that certain advanced ideas would be universally made use of. Some builders discourage the use of an architect's plan, on the pretense that estimates are generally low. Some architects put their estimates high, in order to find favor with the builders, who will quite naturally recommend their plans. The builder should have a fair profit

ORIGINAL DESIGNS.

When you build, it is supposed that you want something original and different to the common-place buildings you see every day. My study is not confined to one locality. I do work in every State in the Union and many foreign countries and a great deal of it, therefore my ideas are not limited. Taking it on the

principle that "practice makes perfect" this alone should be an incentive for you to avail yourself of my services.

UNPREJUDICED ADVICE.

In preparing to build, the main object is to have a suitable arrangement of floor plan and this is where you will need the assistance of some one who is totally unprejudiced, regardless of any selfish interests which he may have in finally figuring on the contract to erect the house.

Our interests lie altogether in having you well pleased and in putting up a house which will be a comfort to you as well as a credit to us. We could not afford to give you anything but the most conscientious advice on all points. If given your work we shall feel fully responsible for its ultimate success as to practicability and design.

USELESS ORNAMENTATION.

We do not litter up the exteriors of our buildings by useless ornamentation. Most of our cuts are pure simple outline sketches, which can be elaborated on, more or less, as desired. When we have a client who fancies cheap light grillework ornamentation we supply it, but not by preference. We pay more for draughtsman's time who can base the beauty of a design on simple and striking features rather than on so-called "ginger-bread" ornamentation.

SUGGESTIONS TO YOUR NEIGHBORS.

If communities could, as a whole, readily understand and appreciate the art in architecture each house designed as it should be would enhance the value of adjoining property. My clients often make special efforts to secure for me the planning of houses for their adjoining neighbors, so that the surrounding houses may be in true harmony.

So many architects have not the least conception of how a building will appear in perspective, when erected, or its relation with other buildings, landscape, etc. I make a close study of these conditions.

THE USE OF PLANS.

Plans are to be used but once, and parties purchasing plans of this office are priviledged to build only one building from them. This is a universal custom among architects, and for plans used a second time we are entitled to 3½ per cent on the total cost of each building erected from them.

Some are of the opinion that these plans may be used provided changes are made, but where it can be shown that a prospective client purchased books containing certain ideas embodied in such plans as may be built from, without payment to the originator it is sufficient evidence on which to prosecute. This notice is simply to protect those who might endeavor to use "ignorance of the law" as an excuse for duplicating plans.

It is admitted, even by many architects, that the facilities of this office to produce practical plans and artistic designs is superior to that of any other in the United States.

If any of our stock plans should exceed estimate I will exchange them within 10 days after shipping for any other plans of less cost which I may have in stock, if returned in good shape, for $2 additional.

WHEN ADVICE IS OF VALUE.

When one contemplates building, it is in the early stages of the enterprise that the architect should be selected. The advice and experience of a trustworthy architect should be scured by all means. Do not expect an architect to put his best ideas on paper for you, unless you have a positive understanding with him that he is to do the work. Parties who struggle along themselves with all the preliminary work and later on, employ the architect do not secure full services. The most valuable portion of a plan, and often its most vital points are rendered during its embryotic period.

STATE LEGISLATION AGAINST "BUILDER-ARCHITECTS."

The State of Illinois has recently passed a law compelling architects to undergo a rigid examination before they can practice. They define what an achitect is, and self-styled architects, without a license are subject to prosecution and a fine of $500 for each and every offense. When it is necessary to pass

State legislation on a matter of this kind, it is time that more care be taken in the selection of an architect. This office carries an Illinois license

AFTER PLANS ARE MADE.

After order is placed and plans are made and during construction you may ask as many questions as you choose, and so long as they are put in rotation on separate sheet (with space to write answer) they will be promptly answered, and if you will send photos of house during its construction, we can tell you at a glance if the general design and proportions are being carried out properly.

ORDER BLANK.

Please fill out the enclosed order and question blank in back of book as near as you can, and I will immediately proceed with the preliminary plans. These plans may probably require changing several times, in order to suit you exactly, and I shall expect prompt replies, so that I can give the matter attention while it is fresh in mind. You possibly have a view of a house which comes near suiting you, or a partly executed plan, which you can send rough tracing of.

THE NECESSITY OF PLANS.

It is very necessary that you have complete working drawings, and above all, legally worded specifications. It excites competition among the builders, and then since you know that all builders are figuring on the same basis, you can very readily see how the price of plans and specifications may be saved many times over.

NEW IDEAS.

This is not all there is to be considered. You want a house with all modern improvements. There are constantly coming out new methods of construction, new building materials, new plumbing and other fixtures, and as a leader in my profession these new features are brought to my early attention.

CHANGES IN STOCK PLANS.

I will make preliminary plans to your ideas for $5, and it is quite possible that I will find some stock plan in my books which will suit you exactly, for which I would charge you $5 to $25, or I can suggest changes in stock plan which I will make for $2.75 additional, provided the outside of the building is not changed. I can usually alter elevations at $2.50 each, making complete all around for $12.75 over and above the cost ofstock-plans.

COMMON-PLACE TALENT.

A greater portion of my work comes from clients who roughly arrive at the arrangement of plan wanted themselves or through "free sketch architects" and then send their work to me to be put into practical shape. There is so much common-place talent now-a-days that can be had for the asking that it pays one to express a little individuality in the plan of a building by going to an architect, who will improve on your ideas and who does not waste his time doing work for nothing and paying himself back when he gets an order by shirking his work.

IN SENDING MONEY.

The safest manner in which to remit is by P. O. order, for in this case if the order is lost, they will furnish a duplicate. (See P. O. money order application blank in back of book.)

You can also remit by draft through any bank or by express company.

We will receive individual checks from responsible parties where 15 cents exchange is allowed.

MY RESPONSIBILITY.

I have been engaged in the practice of architecture in the city of St. Louis for many years. My professional advertising announcements appear only in such publications as guarantee their subscribers against irresponsible advertisers. I refer you to the Lincoln Trust Co. and Mercantile Trust Co. and German Savings Institute and almost any resident of this city.

My professional responsibility and preparedness has been my success and is evidenced by the fact that clients who build year after year invariably come back to me for plans.

We are absolutely responsible and do all that we advertise and still endeavor to do more, and therefore cannot afford to answer letters or devote time with irresponsible or idle inquirers. We have hundreds of letters of approval from parties whom we have satisfied, a few of which we give in the back pages of this book, under the heading of "Here is the Evidence," and many others scattered through the book. See page 833.

We are not too important to take small work nor too small to take large work, but we have no time to waste in soliciting business by cheap "catch-penny" or "free-plan. schemes." Our time belongs to regular clients who are content in placing orders direct, and for which we are satisfied with a small profit, and will accept a minimum fee of $5 for preliminary plans. This fee is allowed as a credit on the cost of complete plans, if ordered within six months.

EMPLOY AN ARCHITECTURAL EXPERT.

By securing the services of this office, the best style of design, proportions and harmony of detailed construction will have been procured. Material and construction will be carefully shown and specified, and you are protected on contracts. Plumbing, sanitation and heating is carefully provided for. Your ideas will be elaborated on, without extra expense in actual construction, and with our practical experience the completed house will be satisfactorily built—"a thing of beauty and a joy forever." Where you do not secure competent advice, expensive changes will undoubtedly afterwards result.

If you do not find a suitable plan, send a rough sketch of your own ideas, (see sketching blank in back of book,) and for $5 we will prepare a study of your house if to cost less than $2,000, or $7 if to cost less than $3,500, and give you a picture of the exterior.

PROMPT ANSWERS.

To insure prompt answers to questions always give design number, page number and name of book and put questions on a separate sheet containing your full address, date, etc., and leaving ample space below each question to plainly write answers. Always use our return envelopes when sent.

I am probably not as solicitious as my competitors but I want your work nevertheless. The fact that you may not hear from me again after getting this book will evidence no lack of attention. I am very prompt in my correspondence and I can serve you probably more satisfactorily than a local architect, as my statements will be put down in writing and will be more convincing with yourself and builder than verbal advice.

Parties who answer our advertisements can write us freely without the annoyance of having their names handed around as patrons of ours, or sold to building material concarns for circulation. You will not be pestered with circulars from this source, as we give out no information whatever, and our employees are specially cautioned to not talk office matters, under penalty of their situations.

Address all communications: Herbert C. Chivers, Architect, Wainwright Building, St. Louis, Mo.

HOW TO ORDER PLANS.

When the full price of plans is sent with order, express charges will be prepaid at this end. Otherwise, plans will be sent C. O. D. with express and return charges payable by purchaser.

Individual checks cannot be received, unless 15 cents exchange is allowed. Send Bank draft, registered letter, express or P. O. money order, made payable to Herbert C. Chivers. See order blanks, sketch blanks and money order application blanks in back of book.

Parties not rated or well reccomended must send one-third of the amount with order.

WHY OUR BUILDINGS LOOK WELL WHEN BUILT.

1st—All framing is clearly shown; no time is lost in figuring out plans.
2nd—We take advantage of all modern methods of construction.
3rd—Our work is detailed so as to be attractive and yet inexpensive.
4th—Plans are up-to-date in design and yet inexpensive in construction.
5th—Every dimension is given, including detail drawings of construction.
6th—Plans are prepared by skillful designers and can be depended upon.

7th--Plans are accurately figured and specified and save many discussions.
8th—Plans are so easily understood that builders do not waste time.
9th—Our buildings look well when completed and outlast the ordinary built
10th—We prefer simple classic outlines to common cheap ornamentation.
11th—Plans are figured economically in the cutting of joists and otherwise.
12th—The buildings look neat for the reason that we study minute details.
13th—Builders estimating on these plans know that they are figuring on the same basis as their competitors. This is important to the builder as well as owner.

A WORD OF CAUTION.

Readers of this catalogue of architectural designs are respectfully warned and requested not to build from designs or use portions of plans shown therein. Any duplicity of this kind when found out and reported by our correspondents or travelling representatives will be charged for according to the legal fees of 3½ per cent on the cost of said improvements.

Builders sometimes try to impress upon prospective clients that they can work up something a little different and yet evade the architect's rights at law. No copy is as good as the original, in the first place, and besides subjecting their customers to a cost for plans which is many times higher than what we might originally charge if ordered direct, they only make a common-place design. Have you ever noticed that "sameness" in houses built in certain localities? Why is it? Then again have you not seen a house which looked like a gentleman among a lot of beggars? It is all in the kind of plan you have.

QUESTIONS PROMPTLY ANSWERED.

Parties who contemplate ordering plans are at liberty to ask as many question as they choose. Write questions out plainly, leaving space for an answer below each one. Also refer to plans by design and page number, always giving name of house. It is desirable that you send outline of lot, points of compass, etc, if you contemplate ordering special plans. To see how designs appear reversed hold to a mirror.

See index for revised plans. Should any stock plan exceed estimate, I will exchange them for any other plan of less cost which we may have in stock if returned within ten days from date of shipment and in good condition.

Always write questions on separate sheet, with name and address.

SKETCH PROPOSITION.

For the nominal cost of $5 or so, for prelimary plans, it would pay you anyway to put "two heads" to work on this important building project of yours, even if you did not care to finally build from my plans. My ideas alone are worth this to you.

I assure you, however, you will require no other assistance for we exercise the greatest care in the preperation of our work and have excellent facilities, and a large staff of draughtsmen, each of whom are experts in their certain line.

Your local architect's ideas may be only 70 to 80-percent right. maybe only 60-percent, but even if 90-percent right, which is a high average, you would be ahead by ordering plans of this office at 2-percent, which we guarantee to be 100-percent perfect.

The preliminary plans consist of the floor plans, giving sizes of rooms, etc., to ⅛ or ¼ inch scales as we deem best, and a front view of house, and when the floor arrangement and front view is to your satisfaction we expect a payment of $10 or $15 on account if you wish us to proceed further with the work.

C. O. D. ORDERS.

Plans and specifications, unlike merchandise, convey ideas, and these are what are charged for and while in general the prospective client's sincerety is not in the least doubted, it is hardly reasonable to expect plans to be sent subject

to your notions, after they arrive. We therefore endeavor to work on the Christian law of exchange: That is, "Give as much as you can" and we show as much as we consistently can for the money in the book, and our policy is to endeavor to give as much or more than is expected for the money, and we, therefore, cannot take any speculative chances on your fancies.

The excellent facilities of this office makes it possible to give you much more and better work for your money than procurable elsewhere.

PURCHASING MATERIAL.

We often have requests to purchase building materials, mantels, heating devices, etc., and for the convenience of our clients we will do this where paid by our clients, at the rate of 5-percent on cost of purchases, giving the benefit of our judgement of values, etc., but in no instance can we accept a commission except from our clients. We receive letters daily with extracts such as follow:

"WE WOULD BE PLEASED TO PAY YOU A COMMISSION OF 10 PER CENT FOR ANY MATERIAL MENTIONED IN YOUR SPECIFICATIONS OR ORDERS SENT OUR WAY, AS WE HAVE FOUND SUCH ARRANGEMENTS VERY MUTUALLY SATISFACTORY WITH OTHERS IN YOUR LINE."

Such letters receive the following curt reply:

"I ACCEPT NO COMMISSIONS EXCEPT FROM MY CLIENTS, AND SPECIFY WHAT I THINK BEST, AND DO NOT THANK YOU FOR THE SUGGESTION, WHICH, IN MY OPINION, IS PLAIN BRIBERY, AND I OFFER $100 TO ANY ONE WHO CAN SHOW THAT I HAVE, AT ANY TIME, EVER ACCEPTED A CENT IN THIS WAY."

I am quite emphatic on this point as it is becoming a common practice. An architect can not conscientiously take a fee from both sides, any more than a reputable lawyer, and while it might be quite renumerative for a while it would in my opinion be his undoing in time. Furthermore, we do not sell lists of names to such concerns, bothering our clients with circulars.

PROSPECTIVE CLIENTS.

Prospective clients at a distance should be very emphatic if they mean business. I get so many idle inquiries, to which I can pay no attention and it will pay you to be frank in your dealings with this office, as I take great interest in appreciative clients, who have ambition enough to have my plans carried out right when they get them, as it means satisfaction all around, and leads to other work.

THE NECESSITY OF PLANS.

An architect's plans and specifications saves money and avoids delay and mistakes, especially, such plans as we turn out, all accurately drawn and carefully figured. They will save many times their cost, besides you have the satisfaction of having embodied style and convience in your building. It is a mistake to suppose that you can build intelligently without such service. We put your own ideas in condensed and practical form. We facilitate the taking of estimates from contractors, as they can then bid accurately. Complete plans save you much worry, and you are not then obliged to take everybody's advice.

The first essential is an artistic exterior, of clean-cut outline, free from cheap ornamentation or extremes of any kind. In plan, the rooms should be well arranged, taking into consideration, light, ventilation and location of furniture, etc.

ARCHITECTURAL STYLE.

It is regretable to see the lack of appreciation that many have for clean-

cut, sensible architectural design. Many go to the expense to have carefully-drawn plans made, and then show an utter disregard as to whether it is carried out in detail according to the architects instructions, and if the contractor is at all inclined to shirk his work, he can often induce a substitution of inferior design and cheaper material, under some slight pretext or other.

To an architect of keen appreciation of the beautiful, these things seem as if the doings of a primitive man, whose main ambition of proper housing was limited to simply four walls and roof for protection, without any regard of symmetry of outline or design.

In order to get the best results, select a good honest conscientious and intelligent builder. If he is one who believes an architect's plans as unnecessary, he is a "Primitive" and should not be entrusted with your work, for the progressive man does not build simply for protection from the elements, but for beauty as well as convenience, and it stands to reason that you should procure expert advice.

It is all well enough to figure with local men as to about how large a building can be built for a given sum, but having attained this, you then want the best talent attainable.

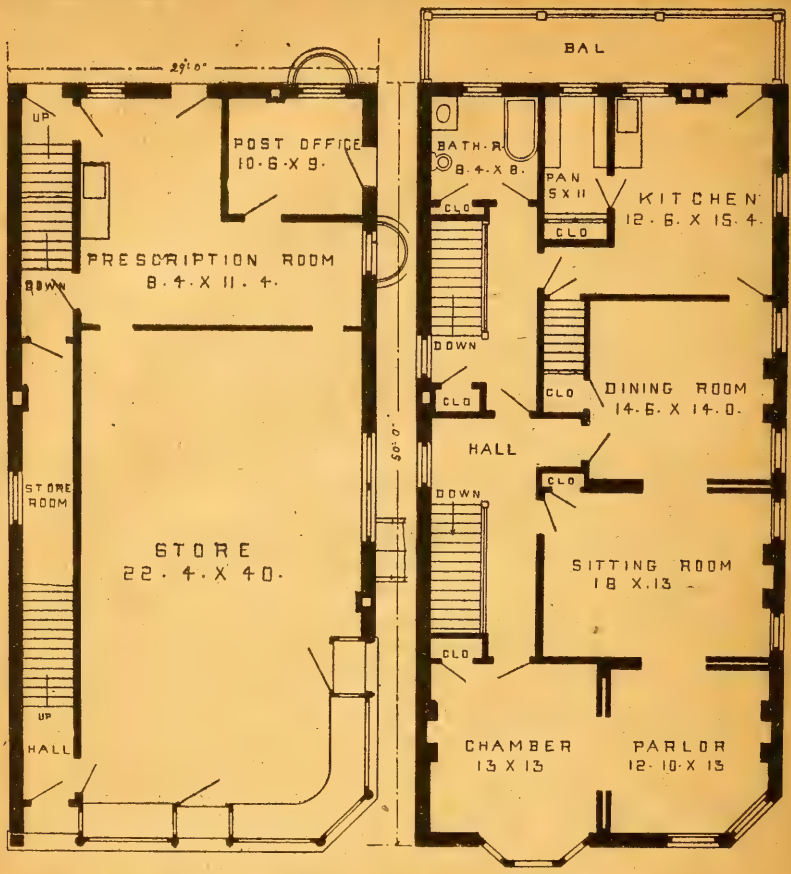
DO US A FAVOR

By showing this catalogue to your neighbors contemplating building and when they order of us, we will send you a suitable and appropriate remembrance of your friendly efforts in our behalf.

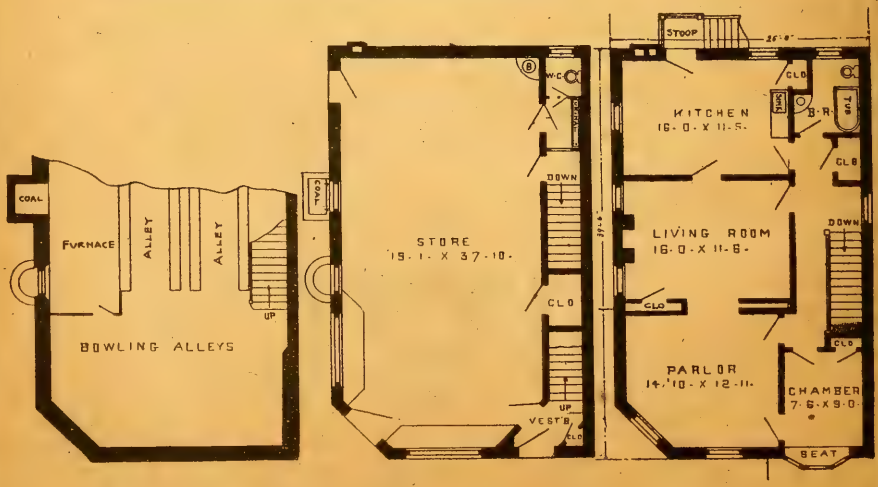
There is no comparison between the excellent work turned out at this office and the work of the carpenter-architect, or the "sketch-em and catch-em" architect, who offers free sketches, or publishing and plaining-mill companies. Architecture is a distinct profession, and is above all of this. It is my distinct occupation to prepare plans, in the best possible manner, and at the least possible cost, and in doing a larger business than any four concerns combined in the country, it is quite reasonable to presume that "practice makes perfect," or nearly so.

In filling book or plan erders, it is my earnest desire that all should feel that they are getting their money's worth, although I endeavor to give more. But should you not feel fully satisfied, letme hear from you at once. This is important to me. It will be appreciated, for in doing business by mail, I am always open to fair criticism. My success does not depend on one-time orders, I want the work of your friends and neighbors.

In dealing with this office, DISTANCE is no barrier to conscientious dealings. I can not afford to advise you unrelibaly. My office is just as close to you as your nearest mail-box.



STORE AND FLAT.—See opposite page.



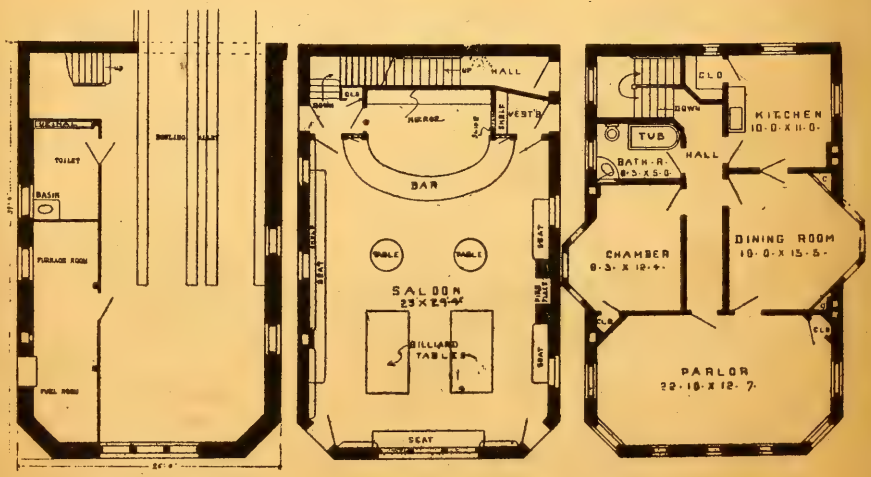
STORE AND FLAT.—See opposite page.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

STORE AND FLAT.—Design 1786-O; cost in brick, $5,590; plans, $35. See opposite page.

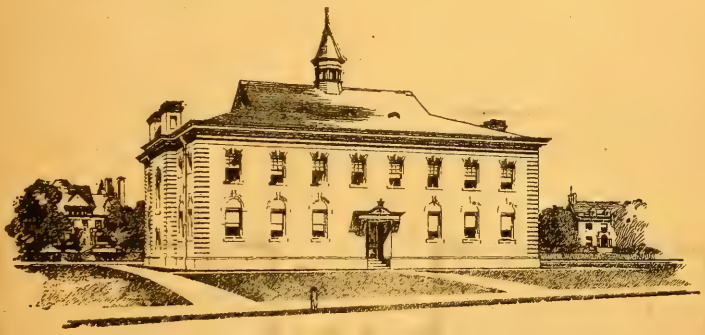
STORE AND FLAT NO. 2.—Cost in brick, $3,500; plans, $25. See opposite Page.

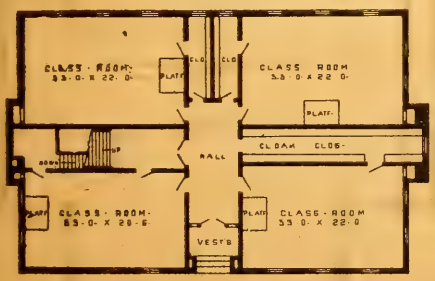
STORE AND FLAT BUILDING.—Design 1778M; cost in brick, $3,500; plans, $25.

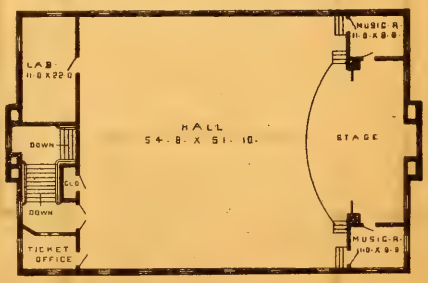


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

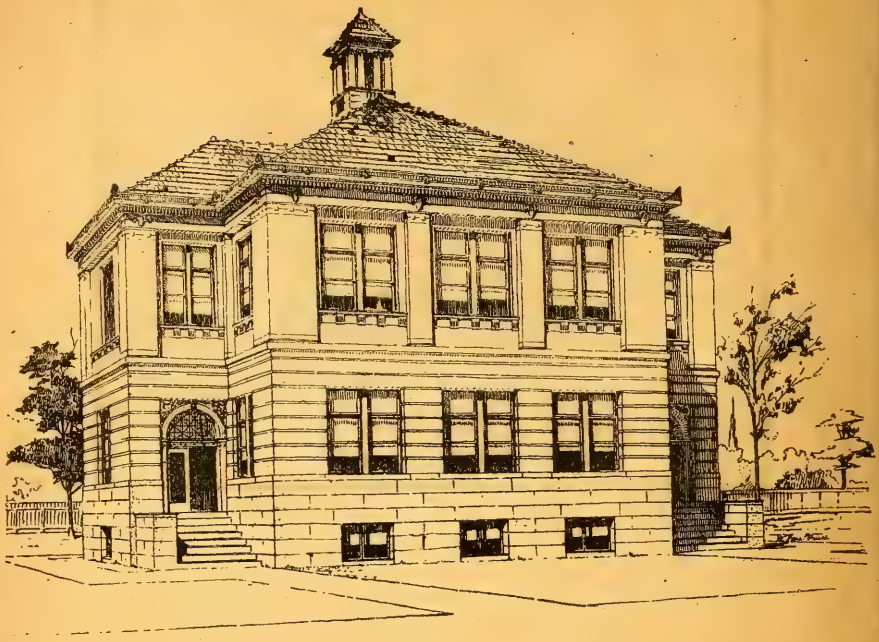
NEWBERRY DESIGN.—See plan on page 217. Also Hampton design on page 218.



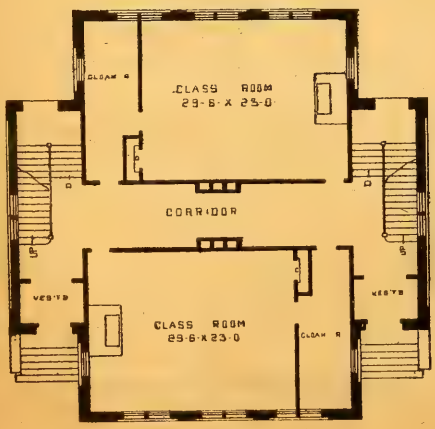


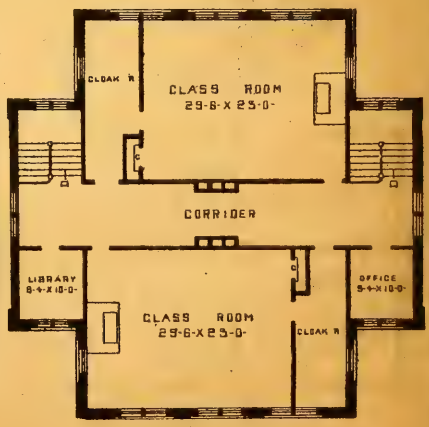


SCHOOL HOUSE NO. 40.—Cost in brick, $4,500 to $5,000; plans, $45.

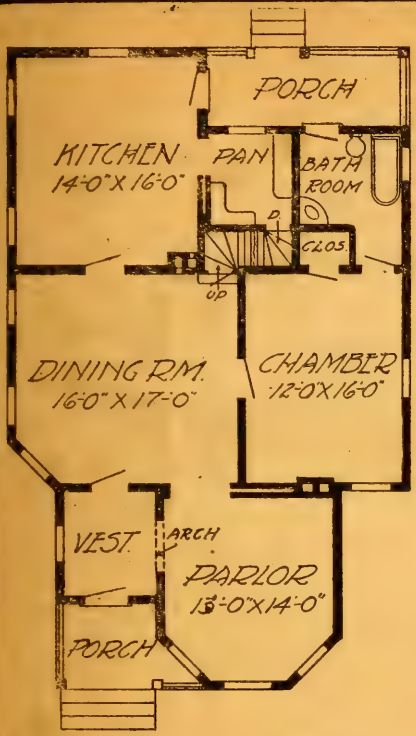


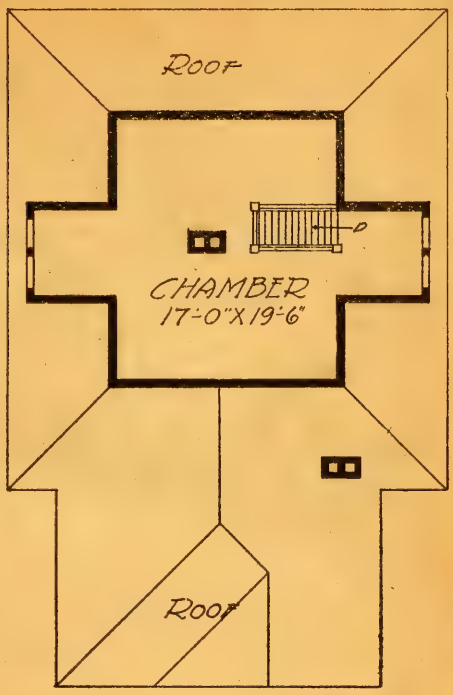
SCHOOL HOUSE.—Cost to build in brick, $4,500 to $5,-500; plans, $65.



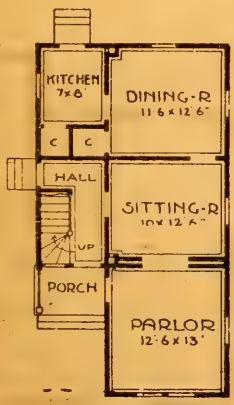


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

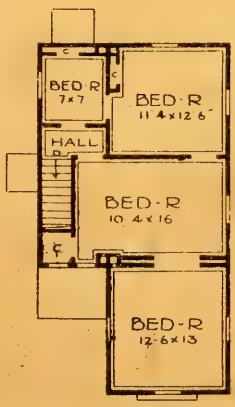




KENNARD COTTAGE. — Design 73M; cost in frame, $1,092 to $1,180; plans, $10.

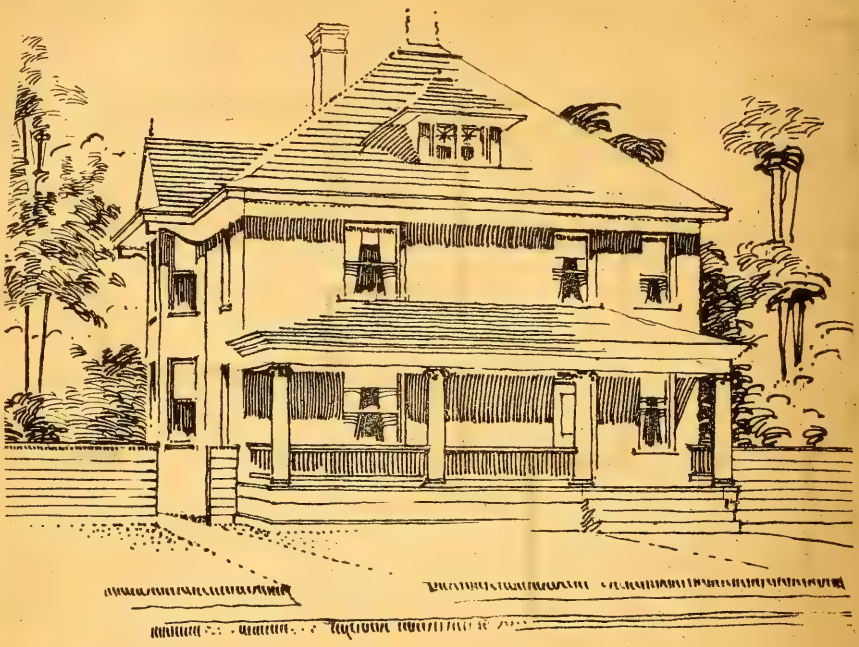


FIRST-STORY

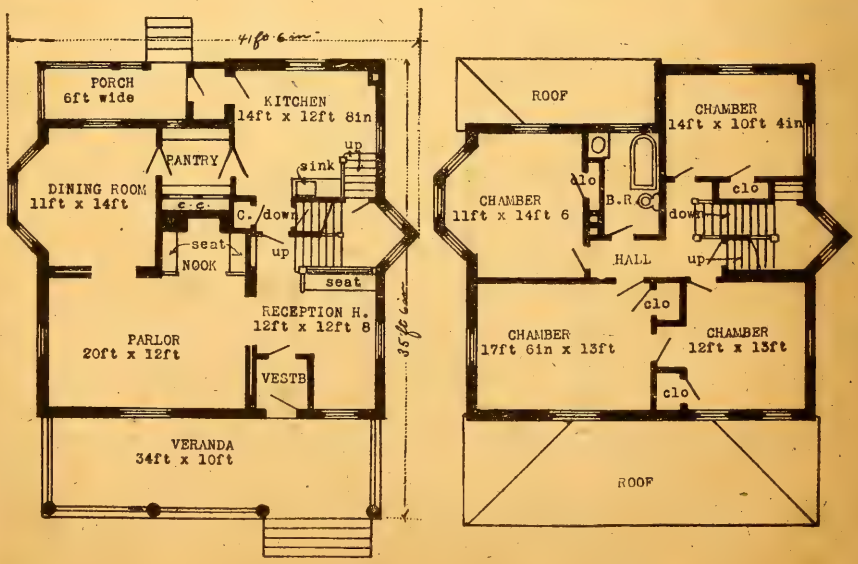


SECOND-STORY

TWO-FAMILY COTTAGE.—Design 1632M; in frame, $676 to $720; width, 30 ft. by 36 ft. 6 in.; story heights, 9 ft., second story walls cut down to 7 ft. 6 in.; plans, $5.

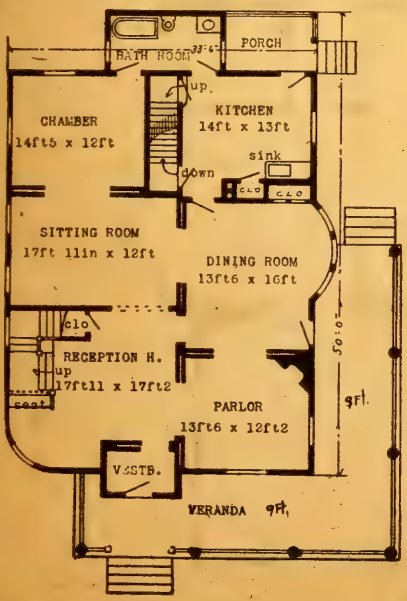


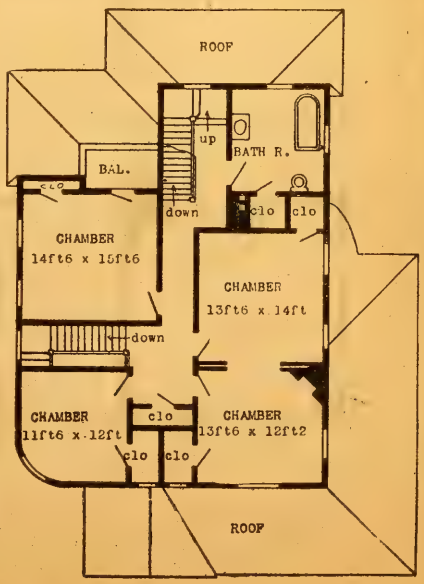
ELMTON RESIDENCE.—Design 1787M; in frame, $1,-892 to $1,925; plans, $10. In brick, $2,980 to $3,590; plans, $45.



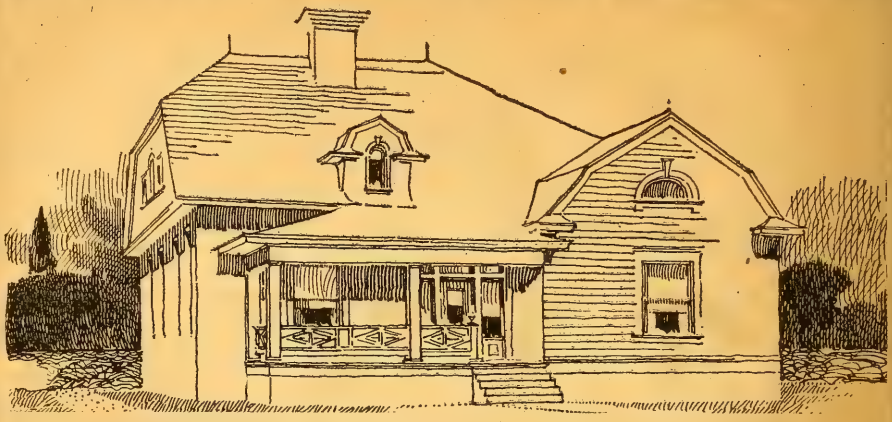
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

PAYALTON RESIDENCE.—Design 1779M; cost in frame $2,690 to $2,980; plans, $25.

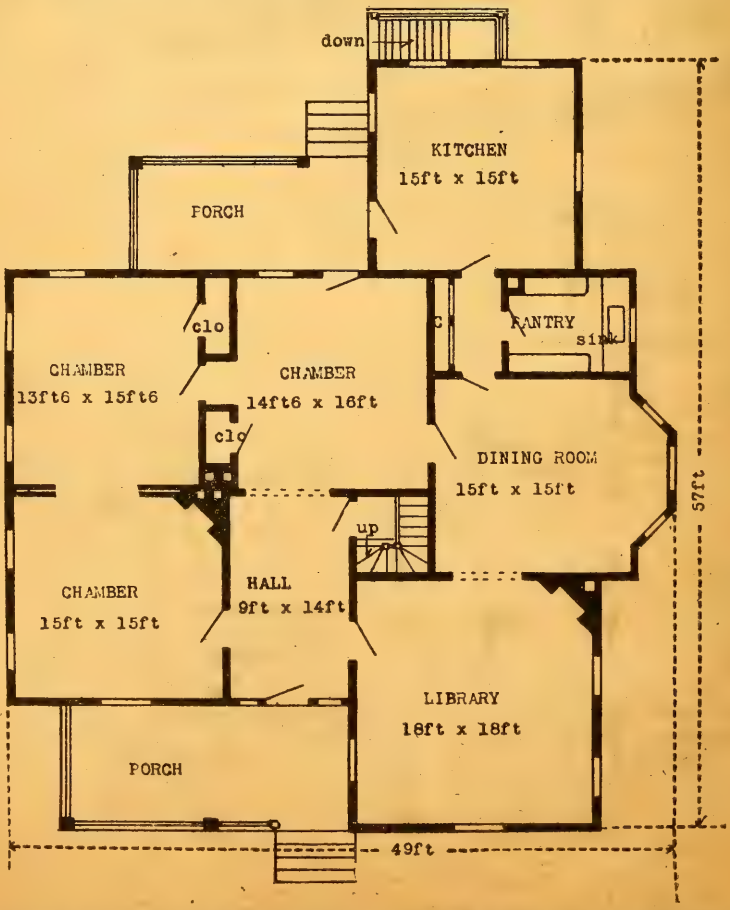




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



§POTTSVILLE COTTAGE.—Design 1788M; cost in frame, $1,192 to $1,240; plans, $10.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

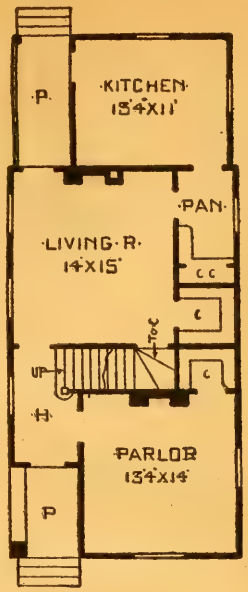
Albany, Mo.

Mr. Herbert C. Chivers, St. Louis, Mo.

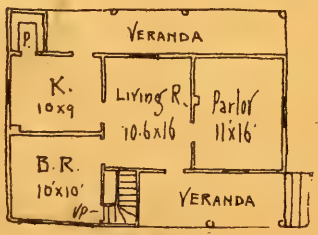
Dear Sir: I have neglected to write until now, but will say that my house gives me entire satisfaction. It is just what I wanted. It is roomy, well lighted and ventilated. It is admired by everybody for its inside comfort. Your plans were a success and were followed in every particular.

Yours truly,

G. F. PERRY.

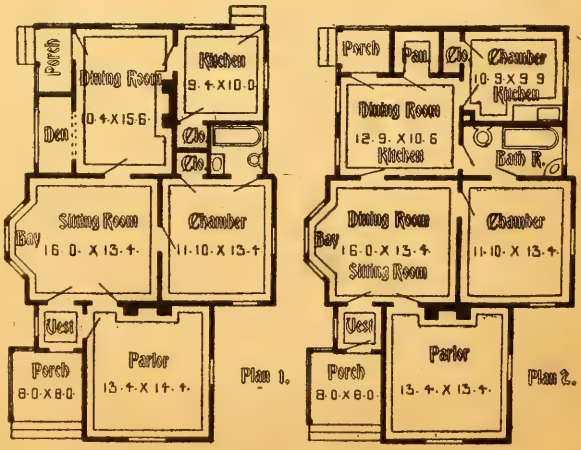


ALBERT LEA COTTAGE.—Design 2213-O; in frame, $380 to $450; plans, $5; width, 21 ft. 6 in. by 44 ft.; story heights, 10 ft. Special features: Large living room, pantry and closets; convenient stairs; very economical to build.

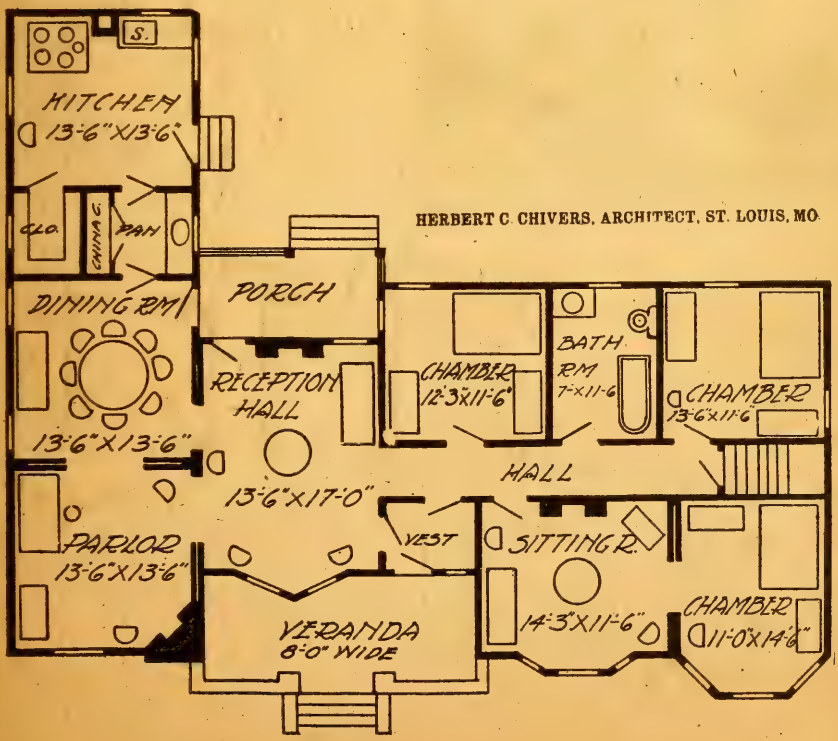


CHEAP COTTAGES.—Plans $5 each.

MADISON COTTAGE.—Design 1970-O; in frame, plan No. 1, $800 to $998; plan No. 2, $958 to $1,060; plans, $10; width, 29 ft. 4 in.; width over all, 32 ft. story heights, 10 ft. Special features: Convenient bath-room arrangements; well-ventilated parlors. The design works up very actractively in the working plans. Modifications: A stairs could go up from dining-room between sitting-room and chamber, giving two or three sleeping rooms in attic, which would be cut down by roof at side walls to 5 ft. ceilings. See page 65.

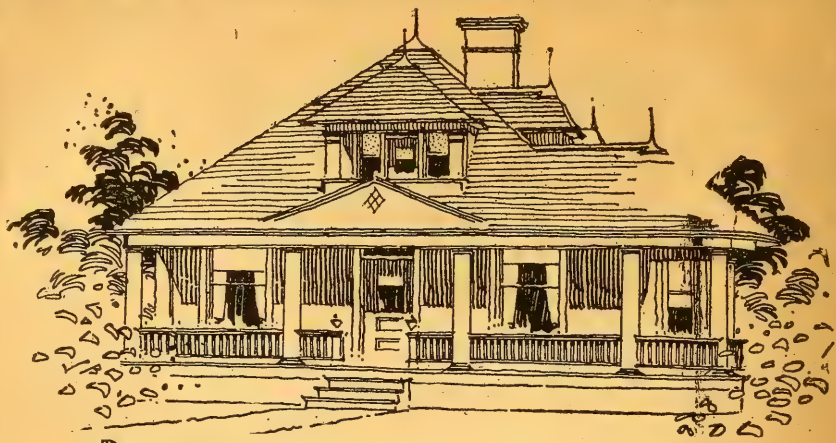


VILLA RIDGE DESIGN.—Design 100,022M; cost, $2,355 to $2,557; size, 62.6x49 ft.; special features: Large rambling frontage; large reception hall; large bath-room. See page 65.

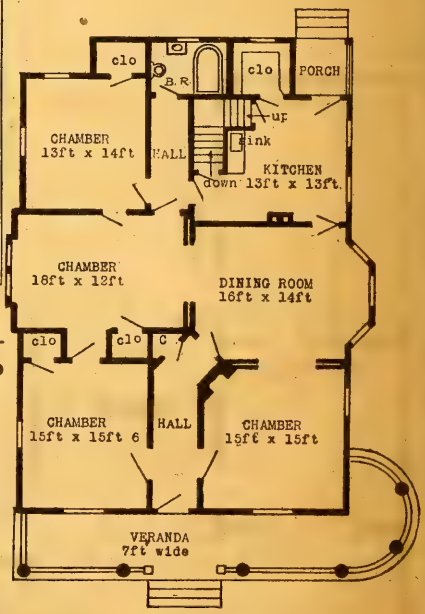


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS, MO.

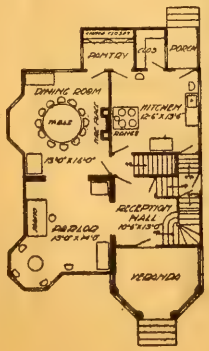
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

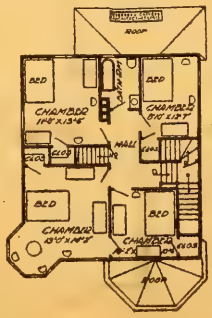


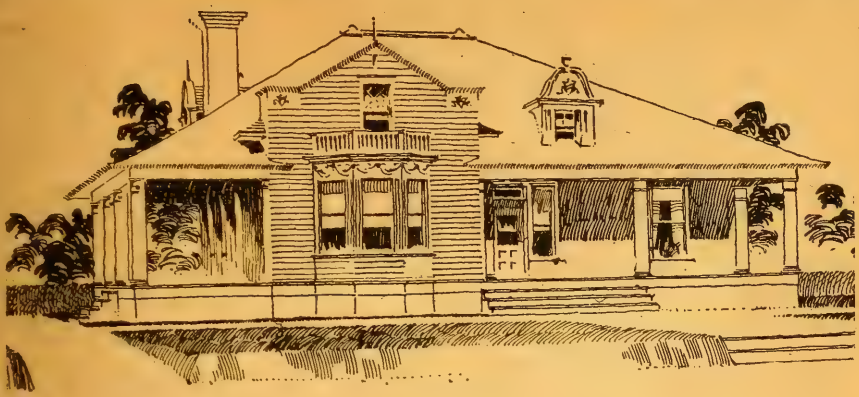
DELVEY COTTAGE.—Design 1789M; cost in frame, $1,292 $1,340; plans, $10.



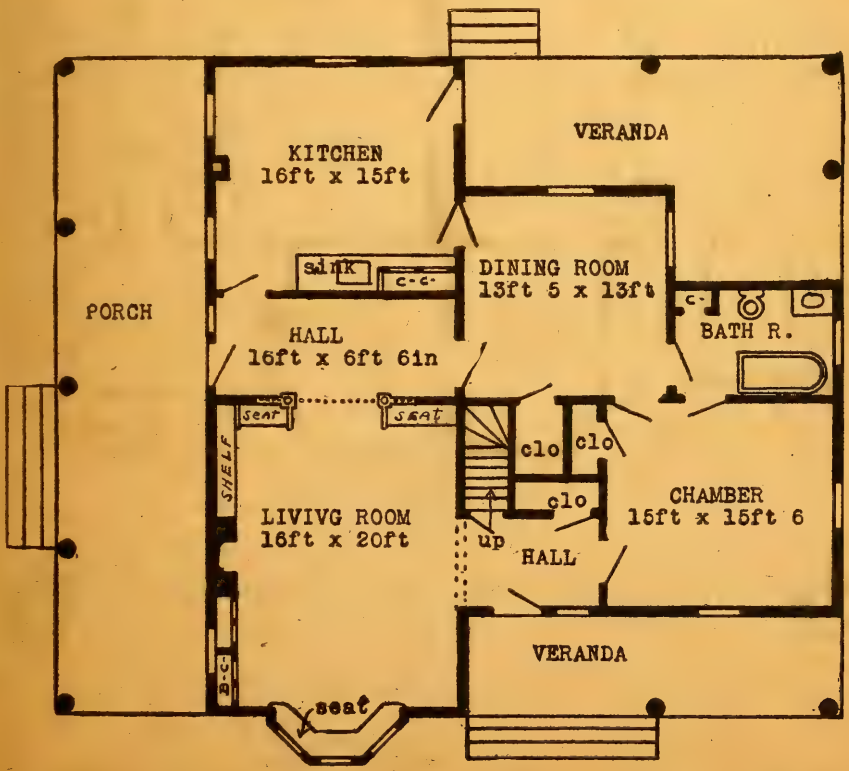
HUNGERFORD RESIDENCE.—Design 1790M; cost in frame, $1,592 to $1,680; plans, $10.



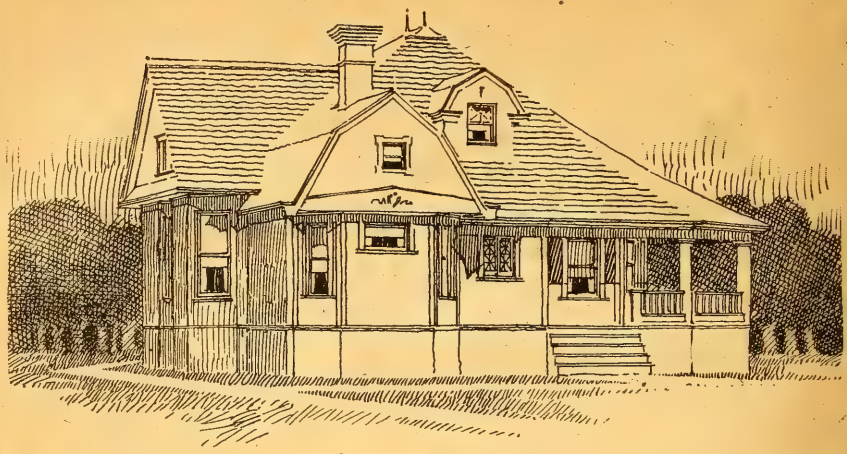


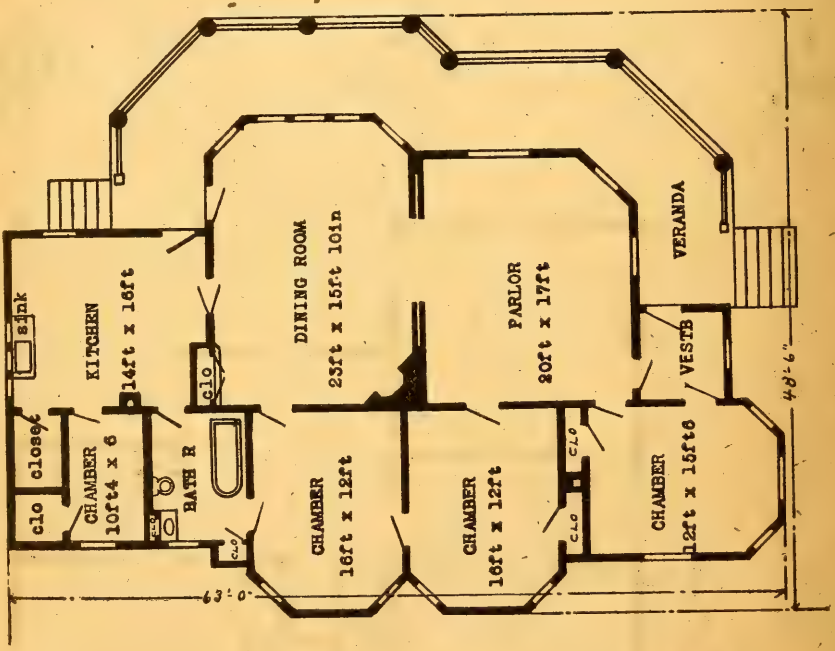


SUNFIELD COTTAGE.—Design 1780-O; cost in frame, $1,392 to $1,480; plans; $10.

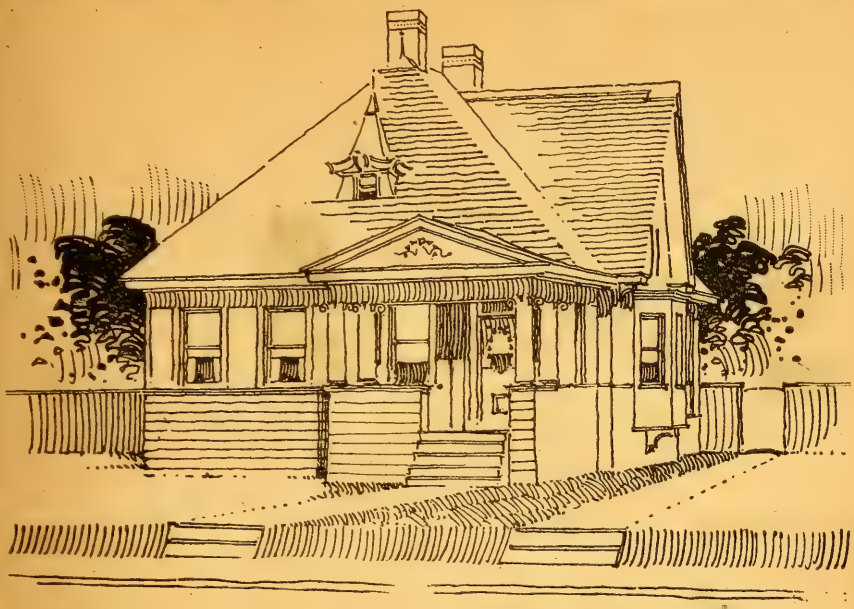


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

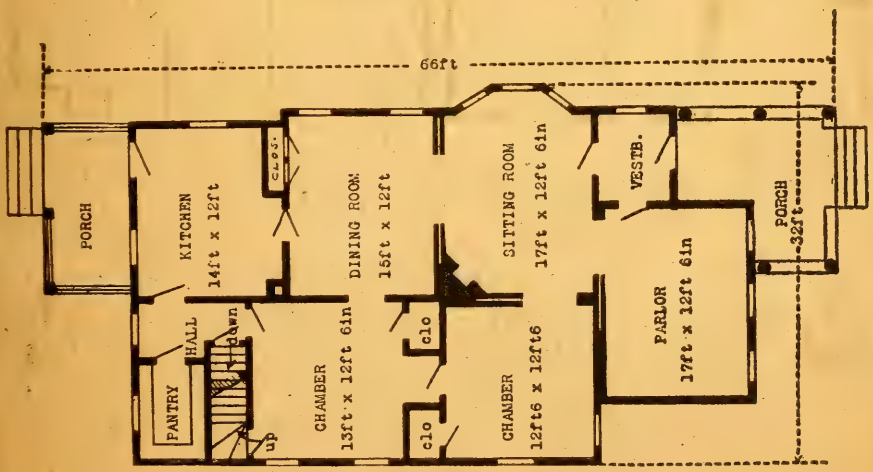


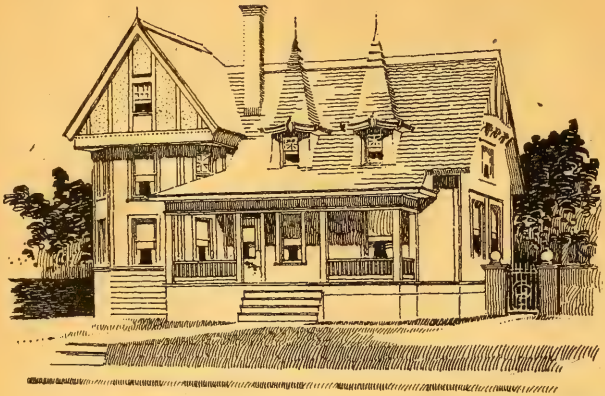


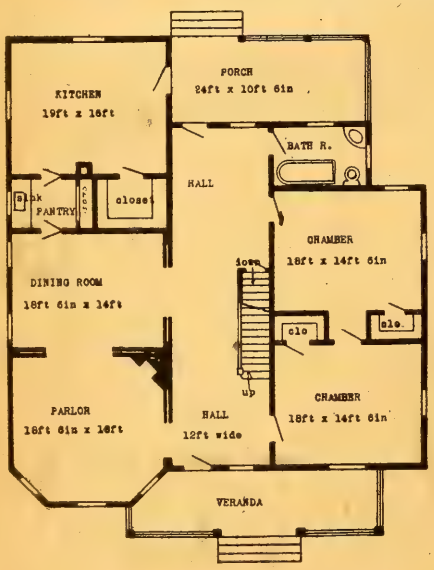
RUGGVILLE COTTAGE.—Design 1781M; cost, $1,292 to $1,342; plans, $10.

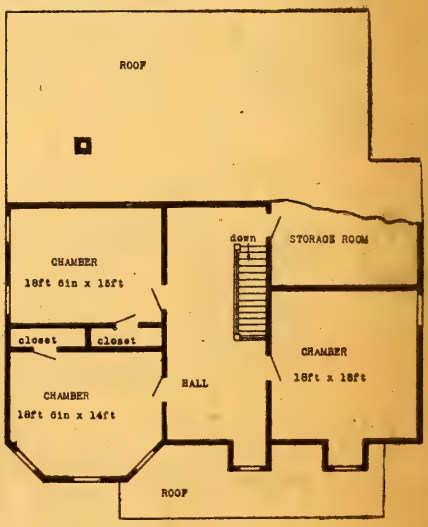


NAPLES COTTAGE.—Design 1782M; cost in frame, $1,492 to $1,580; plans, $10.

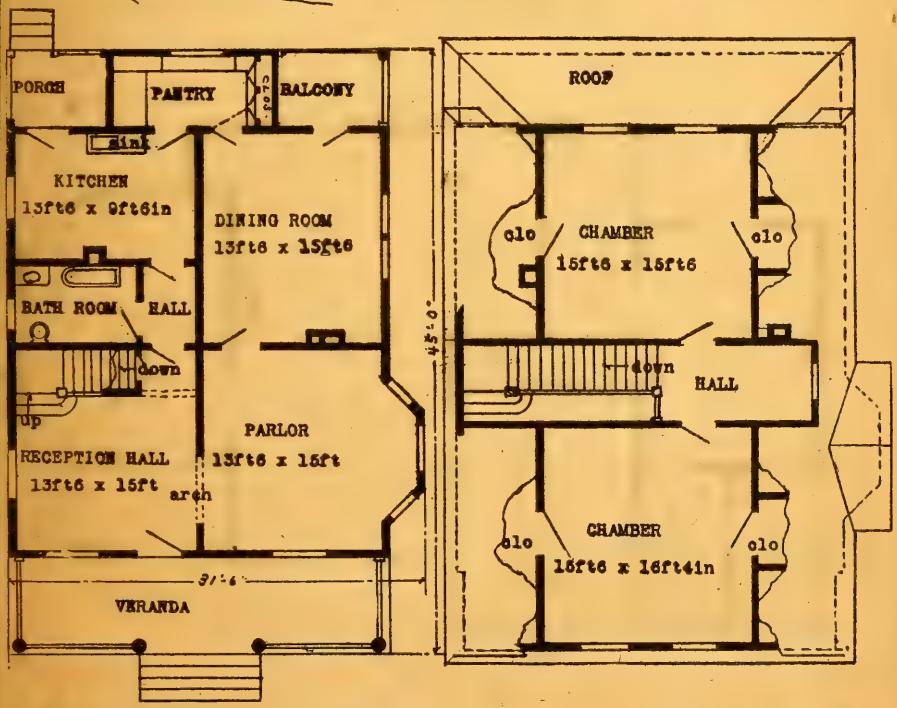




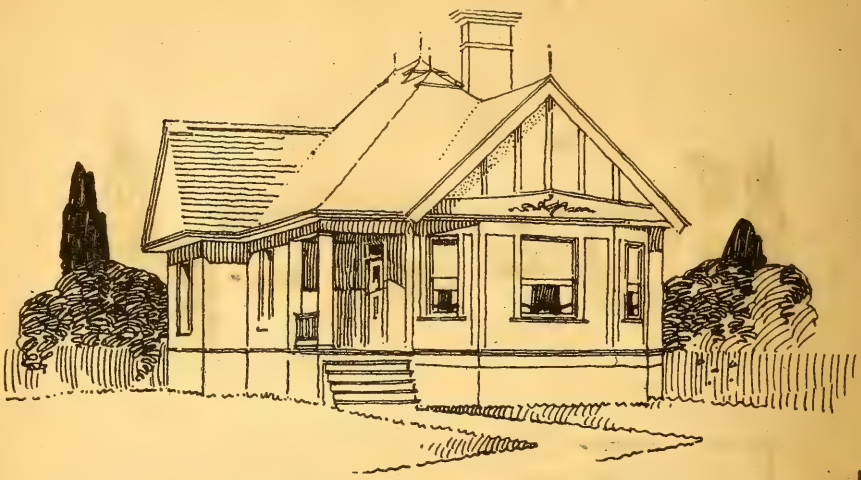


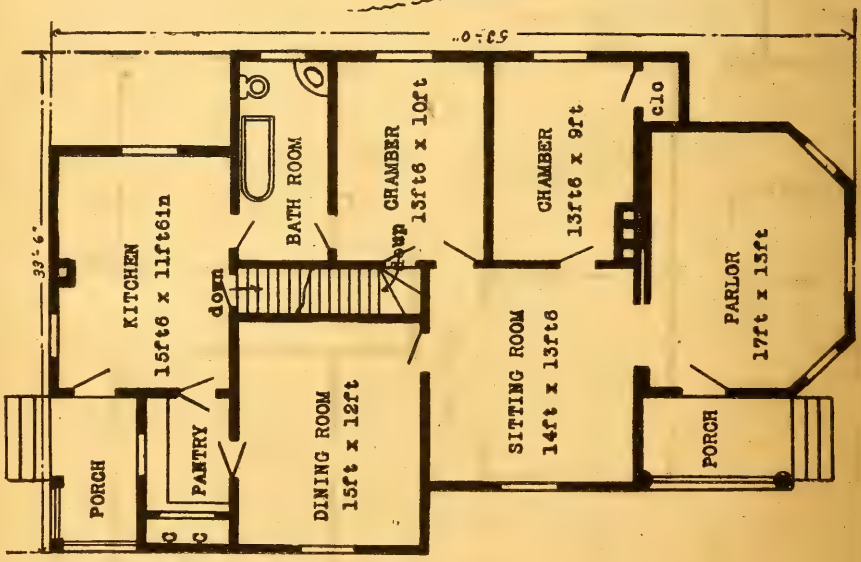


KALKASKA COTTAGE.—Design 1783M; cost in frame, $1,292 to $1,348; plans, $15.



ELSDON COTTAGE.—Design 1784M; cost in frame, $980 to $1,040; plans, $10.



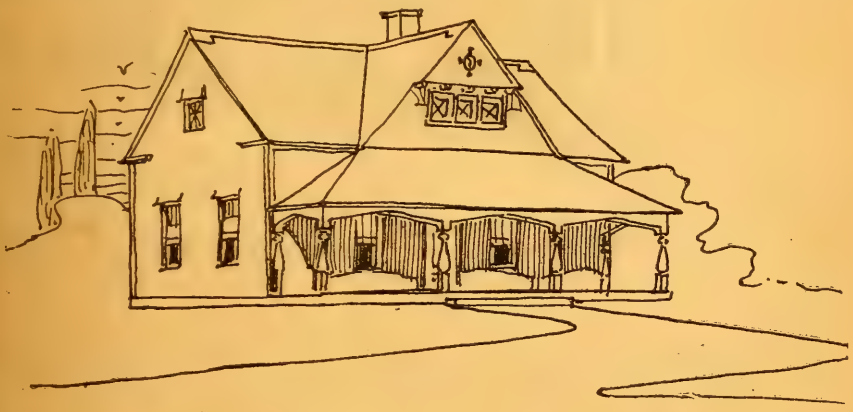


WELLSBORO COTTAGE.—Design 1785M; cost in frame, $982 to $1,090; plans; $10.

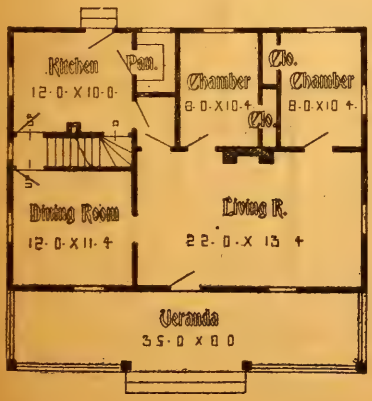
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

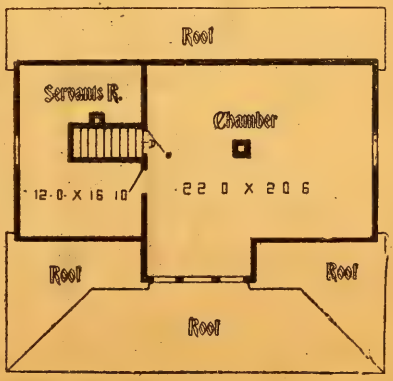
SUMMER COTTAGES.

As a number of our cheaper cottages are planned suitable for summer cottages, we have them classified as shown on the succeeding thirty-two pages. These houses are figured for regular construction, except where described as summer construction, and basements are included where cellar stairs are shown. We have a special cheap method of summer-house construction, using beaded partition lumber to inside partitions, running perpindicular around the entire room, and having the room free from the customary exposed posts to outer walls. This method will save 15 to 20 per-cent in cost, and we can prepare special plans of any cheap house for $25. See index for other summer cottages.



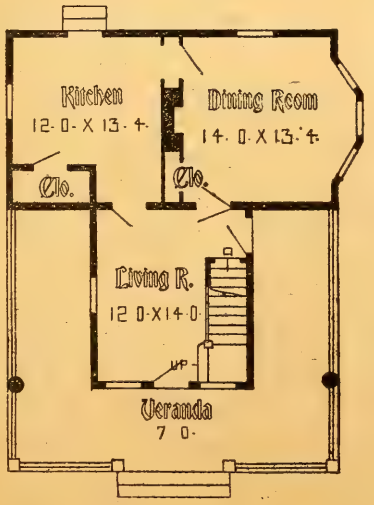
LONG ISLAND COTTAGE.—Design 1763M; in frame, $789 to $1,098; plans, $10; width, 35 ft. 6 in. by 25 ft. 2 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (cut down at walls by roof to 5 ft. 6 in.).

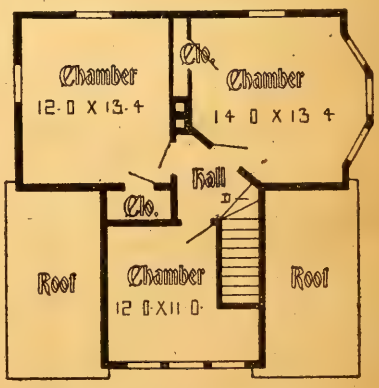




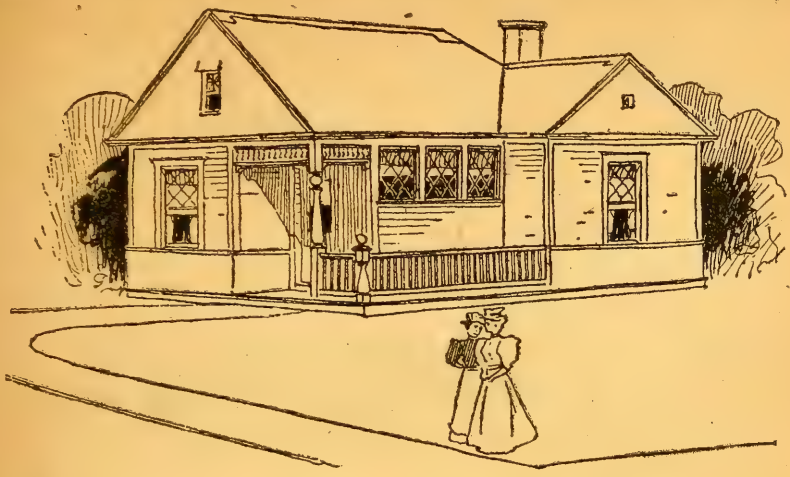
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

OAKLAND COTTAGE.—Design 1744 O; in frame, $750 to $800; plans, $5; width, 27 ft. 6 in. by 28 ft. 6 in.; story heights, 9 ft. and 9 ft. (full story). Special features—Ornamental gable effect; suitable for a summer cottage. See page 33.

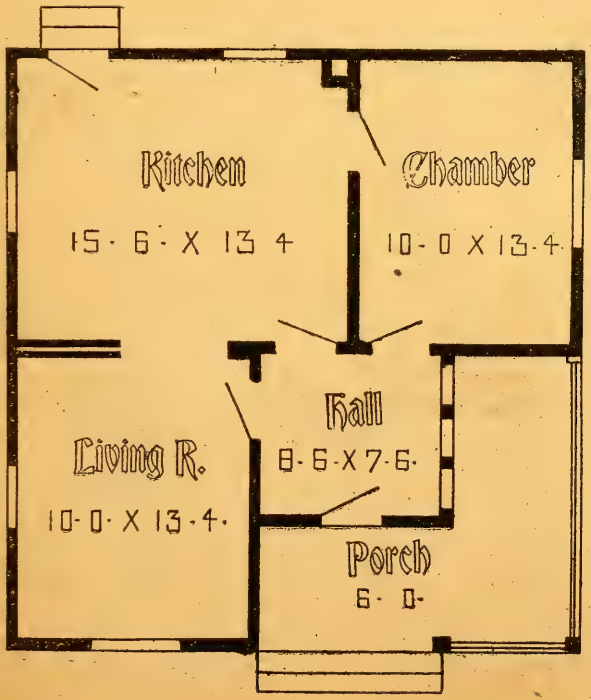




HERBERT C CHIVERS
ARCHITECT-ST LOUIS

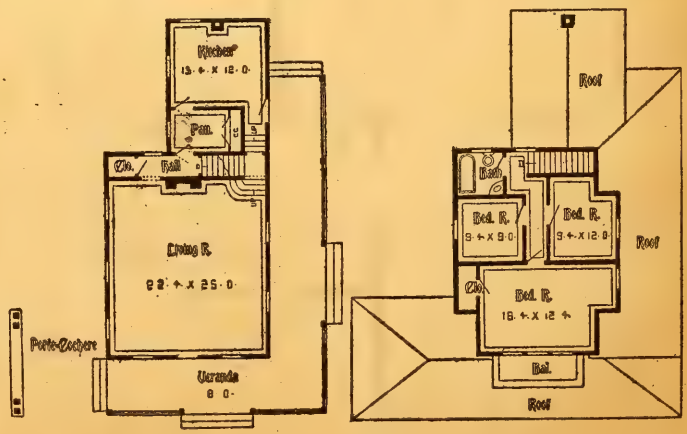


BUFFALO COTTAGE.—Design 1760M; in frame, $350 to $498; plans, $5; width, 27 ft. by 28 ft. 8 in.; story heights, 8 ft. See page 33.

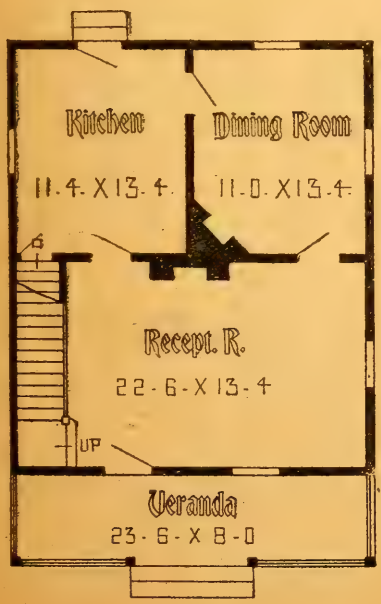


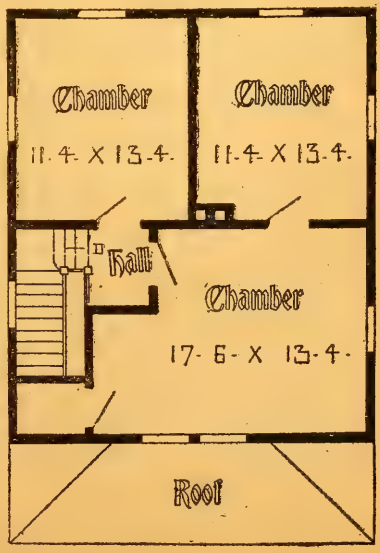
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

REDLANDS RESIDENCE.—Design 1868M; in frame, $1,390 to $1,590; plans, $25; width, 23 ft. 4 in; story heights, 10 ft. and 9 ft. 6 in. Special features: Suitable for a summer home. Simple and graceful outlines. See page 33.

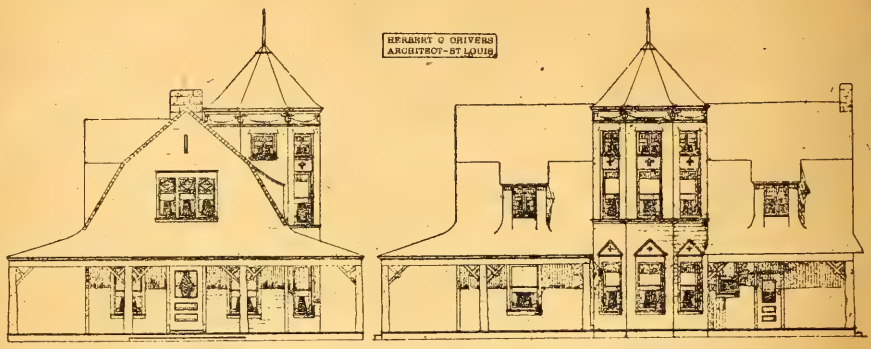


TREMONT COTTAGE.—Design 1959-O; in frame, $699 to $798; plans, $5; width, 23 ft. 10 in. by 28 ft. 2 in.; story heights, 9 ft. 6 in. and 9 ft. (cut down by roof at walls to 5 ft. 6 in.). See page 33.

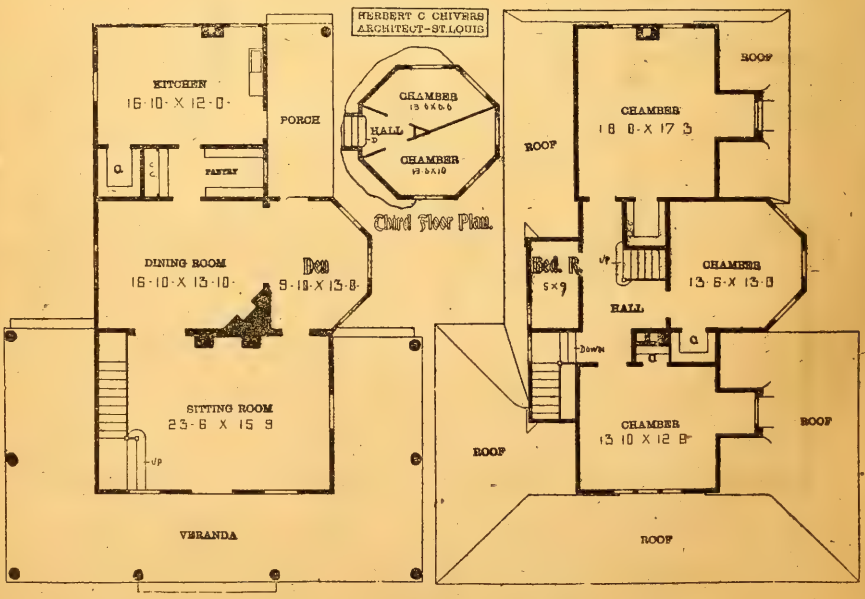


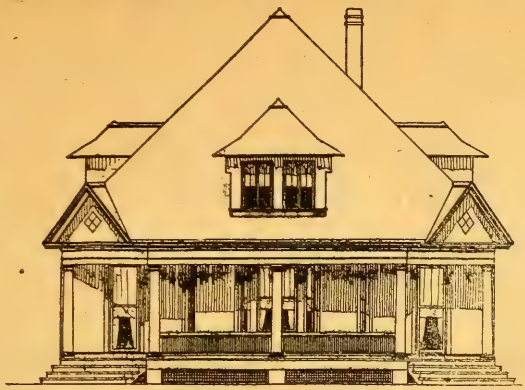


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

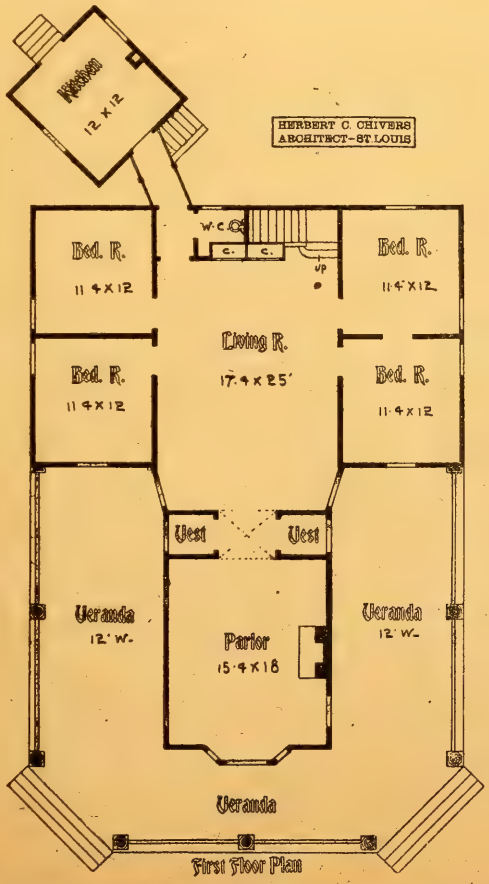


PHILADELPHIA COTTAGE.—Design 6028-O; in frame, $1,198 to $1,499; plans, $5; width, 24 ft. 4 in. by 48 ft. story heights, 10 ft. and 8 ft. 6 in.; attic, 8 ft. Special features: Wide fire-place in front room; large veranda; tree trunk porch posts; suitable for seashore. Plans show post foundation. See page 33.



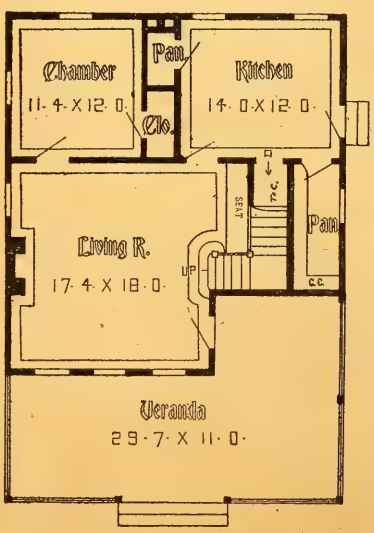


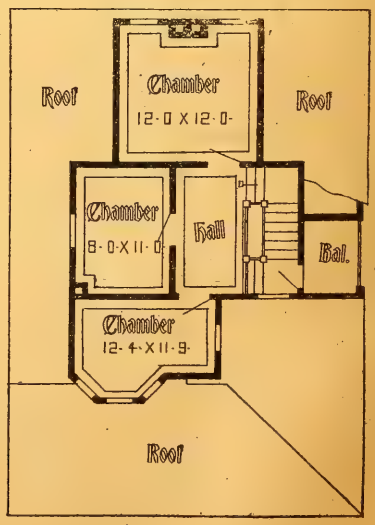
PASDELOUP COTTAGE.—Design 1973-O; in frame, $1,099 to $1,298; plans, $8; width, 41 ft. 4 in.; story heights, 11 ft. 6 in. Special features: Large living room, wide veranda, large space for social or billiard room in attic, a good Southern house. See page 33.



First Floor Plan

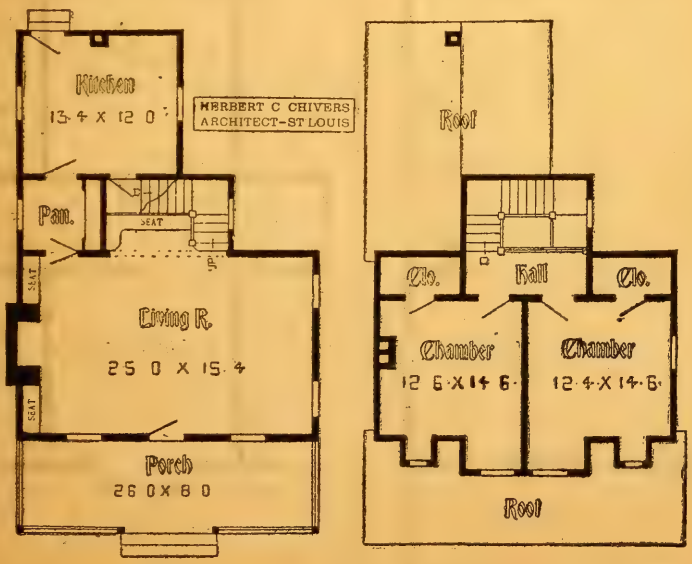
COVINGTON RESIDENCE.—Design 1862M; in frame, $1,398 to $1,590; plans, $10; width, 29 ft. 6 in. by 31 ft. 6 in.; story heights, 9 ft. side walls cut down by roof to 5 ft. Special features: Large veranda and living room; balcony from stair landing; front of main room unobstructed by front door. See page 33.

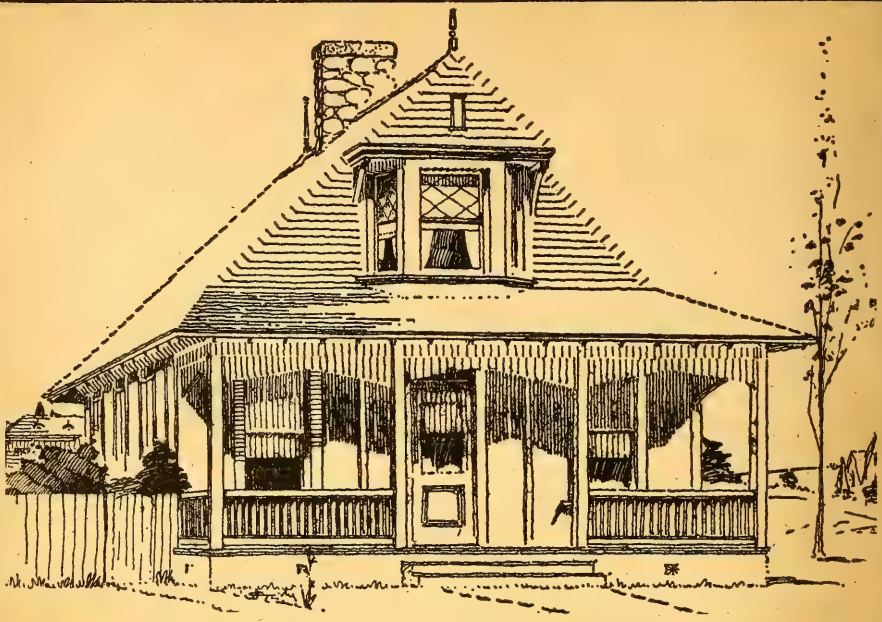




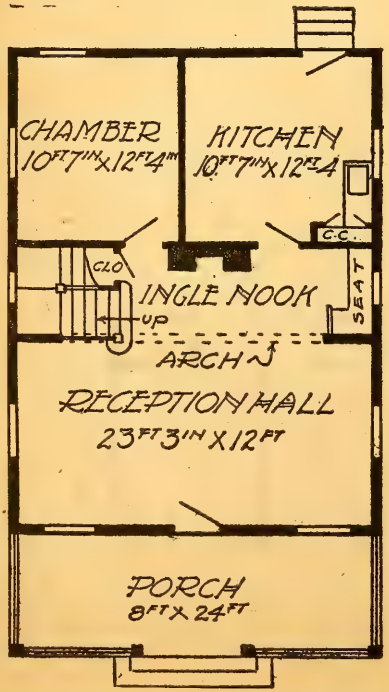
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

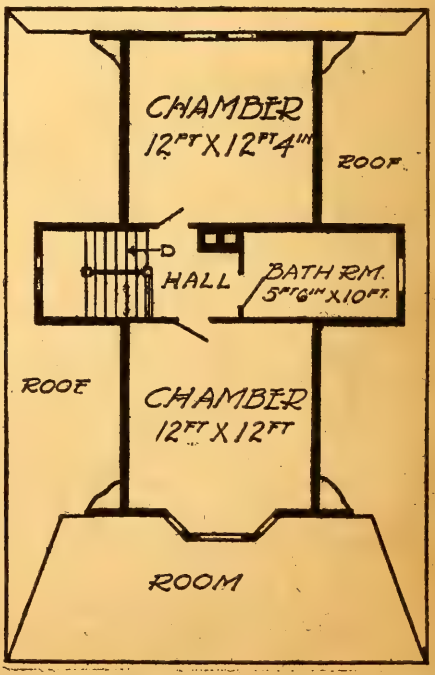
SALEM COTTAGE.—Design 1773M; in frame, $692 to $745; plans, $10; width over all, 27 ft.; story heights, 9 ft. and 8 ft. 6 in. (cut down by roof to 6 ft). Special features: Attractive stairs and seat, wide fire-place with chimney exposed at side. See page 33.



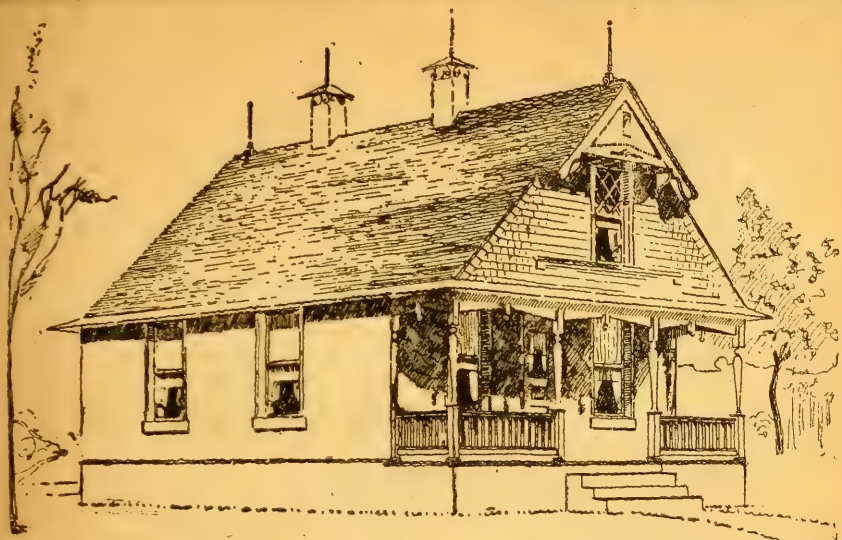


AMHURST COTTAGE.—Design 100,033-O; size 24.6x32; cost, in summer construction, $350 to $400; plans, $5.



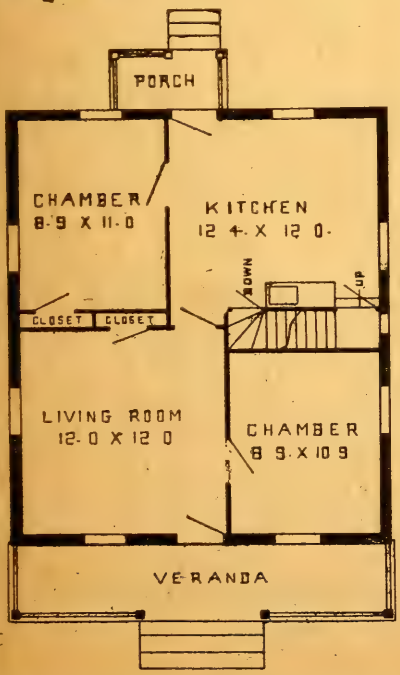


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

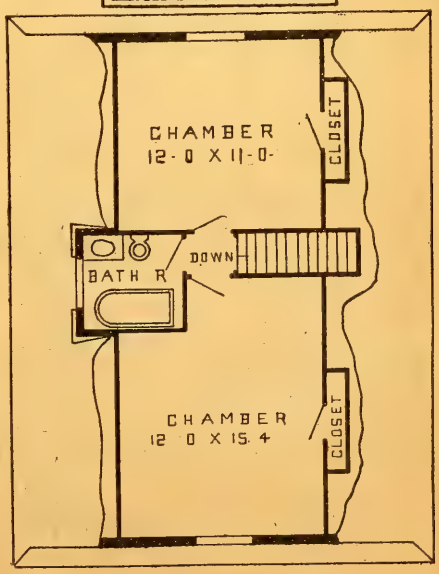


HERBERT C. CHIVERS
ARCHITECT-ST. LOUIS

GRANITE CITY RESIDENCE.—Design 9984-O; in frame, $350 to $450; summer house construction; plans, $5. See page 33.

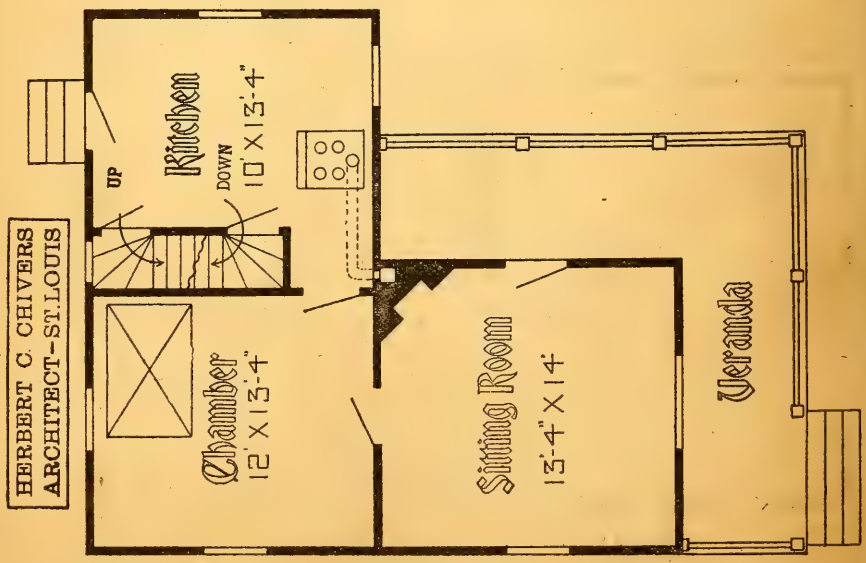


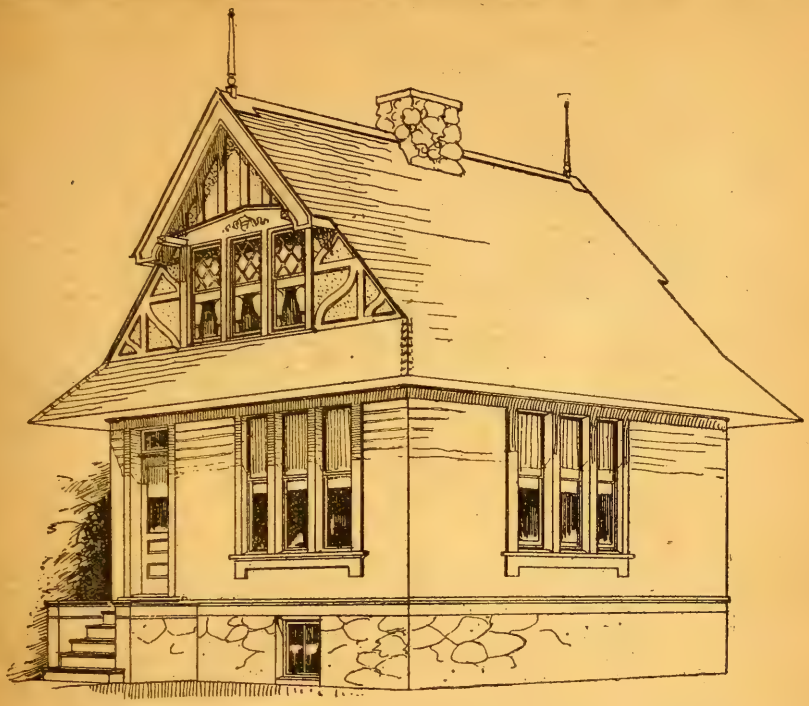
HERBERT C. CHIVERS
ARCHITECT-ST. LOUIS



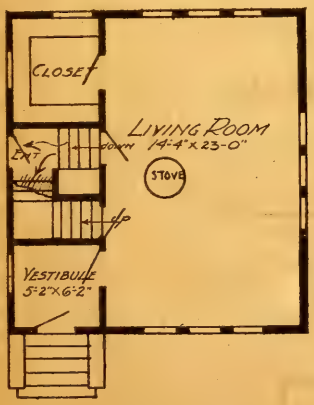
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

OLIVIA COTTAGE.—Design 100,206-O; in frame, $350 to $495; plans, $5. Special features: Wide overhanging eaves, beautiful home-like exterior. See page 33.

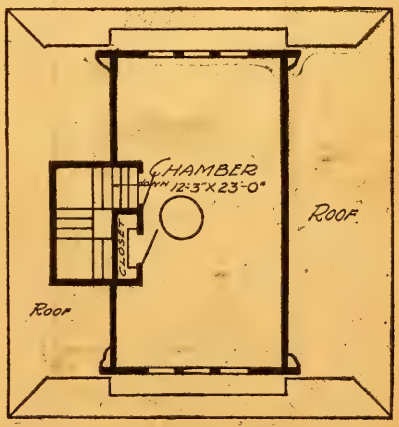




BRITISH COLUMBIA COTTAGE.—Design 9286-O; in frame, $250 to $350; plans, $5; width, 22 ft. 6 in. by 24 ft. 4 in.; story heights, 8 ft 4 in. Special features: Designed and detailed for cold climate. Combination side entrance and inside cellar entrance. See page 33.

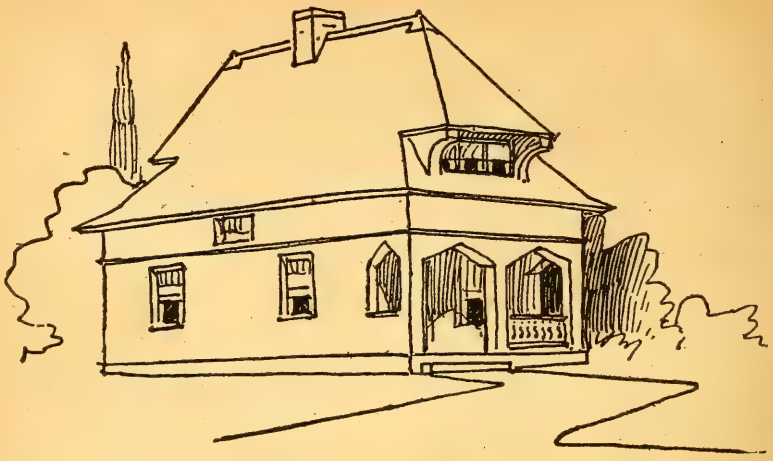


PLAN OF FIRST FLOOR

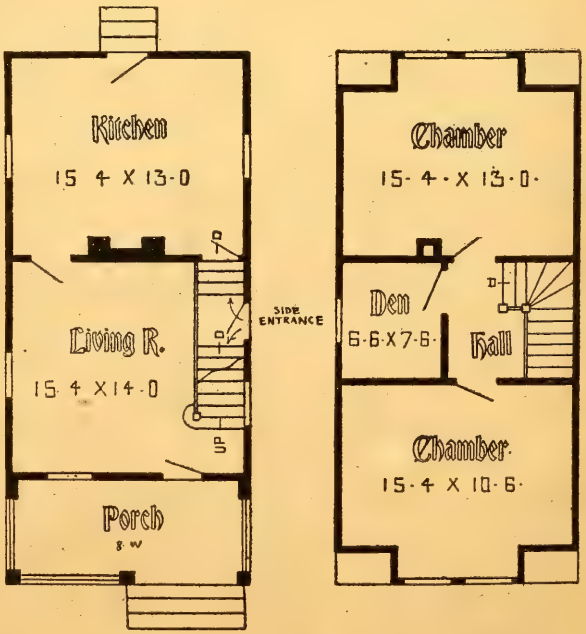


PLAN OF SECOND FLOOR

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

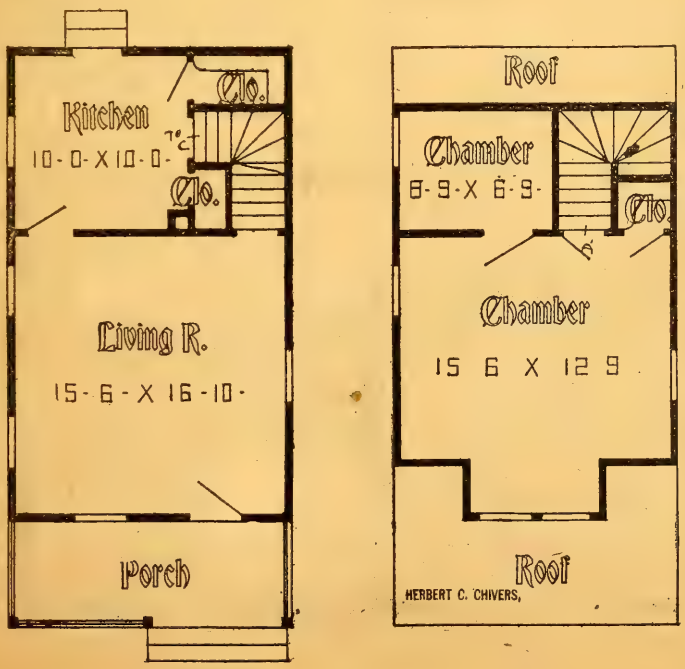


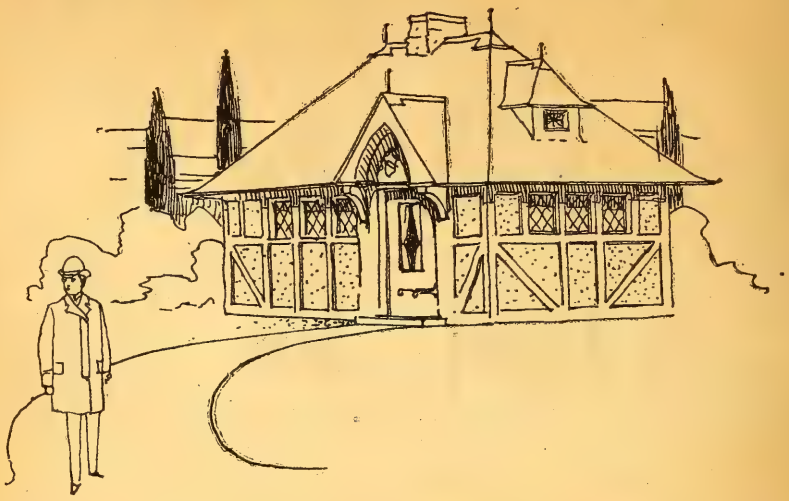
YOUNGSTOWN COTTAGE.—Design 1967-O; in frame, $399 to $498; plans, $5; width, 16 ft. 4 in. by 28 ft. 6 in.; story heights, 8 ft. 8 in. and 8 ft. Special features: Combination inside and outside cellar entrance. See page 33.



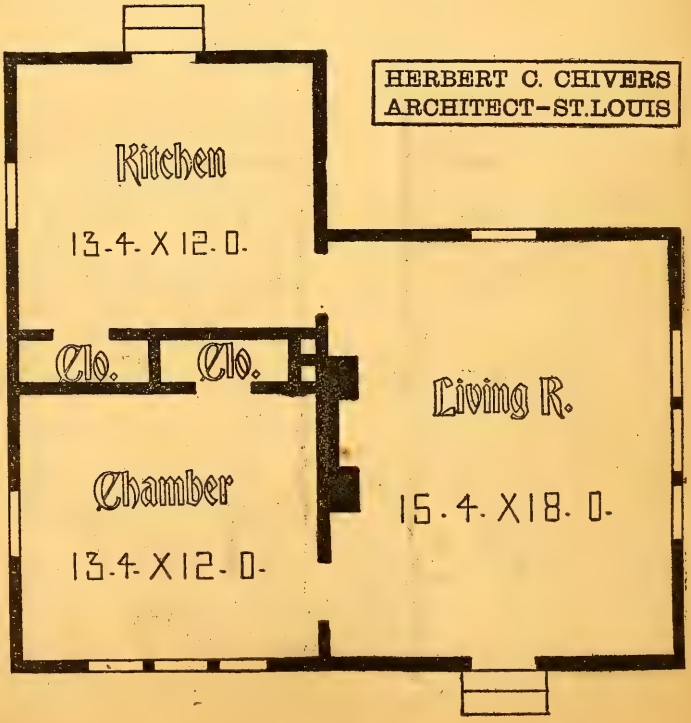
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

TAMPA COTTAGE.—Design 1746M; in frame, $350 to $498; plans, $7.50; width, 16 ft. 6 in. by 28 ft. 2 in.; story heights, 9 ft. and 8 ft. in the clear. Special features: Simple stained shingle gables on side. Clean, neat detail work, practical out-of-the-way stairs. See page 33.



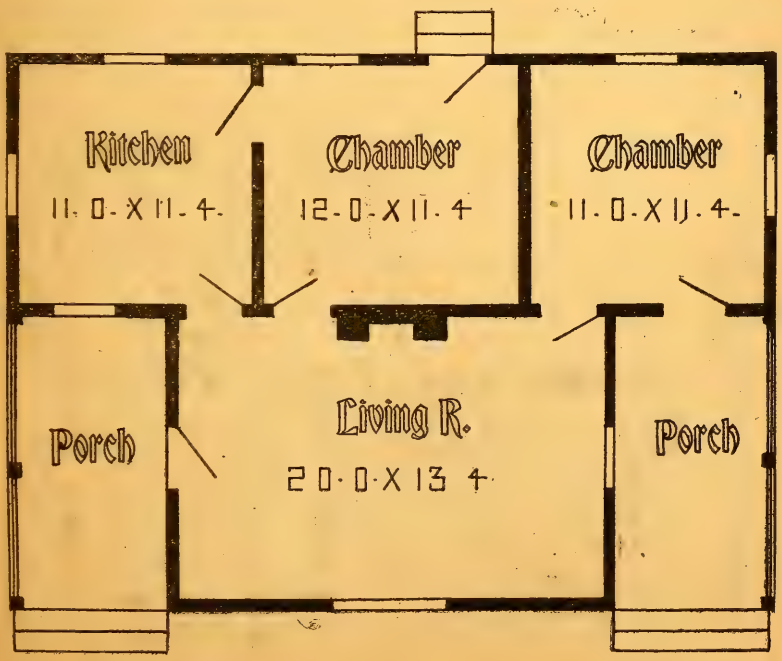


WINNEPEG COTTAGE.—Design 1969-O; in frame, $299 to $384; plans, $5; width over all, 30 ft.; story heights, 8 ft.; post foundation. Special features: Good summer house exterior. See page 33.



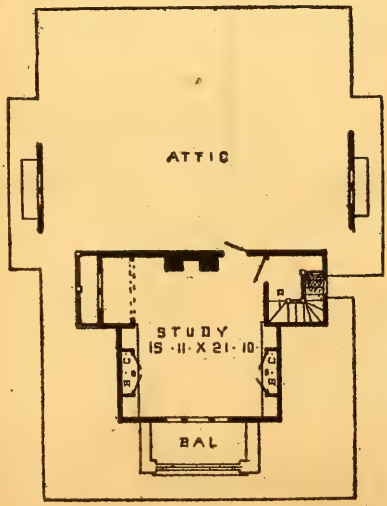
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

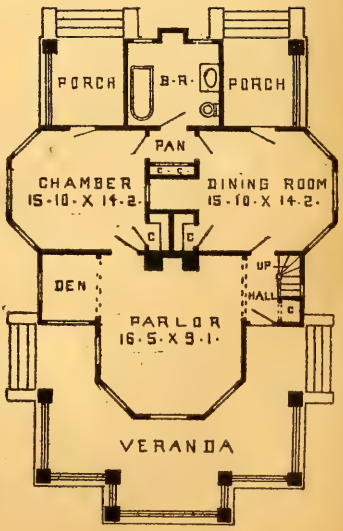
WASHINGTON COTTAGE.—Design 1754-O; in frame, $489 to $599; plans, $5; width, 36 ft. by 26 ft 2 in.; story heights, 10 ft. Special features: Double porch arrangement could be used for double-house. See page 33.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

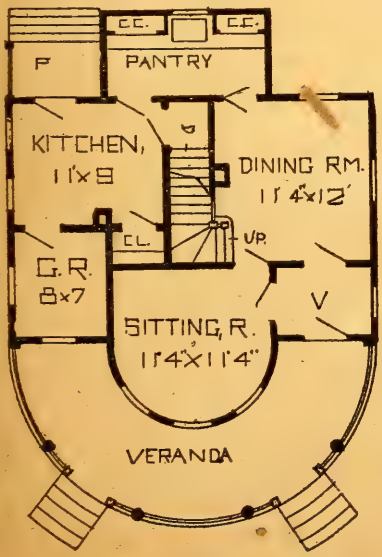
ASHEVILLE COTTAGE.—Design 9826-O; in frame, $862 to $1,083; plans, $10; width over all, 38 ft. 10 in.; story height, 9 ft. 6 in. Special features: Simple but attractive roof treatment, stained shingle columns, attractive tower. See page 33.

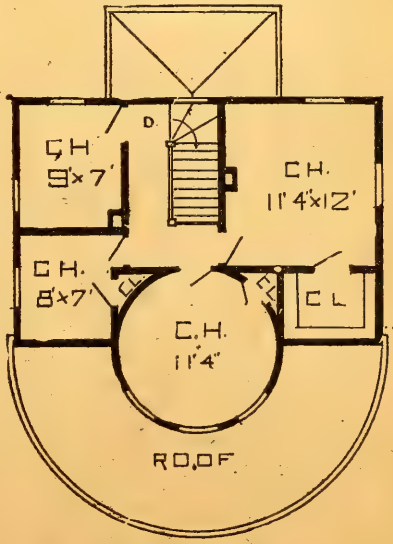




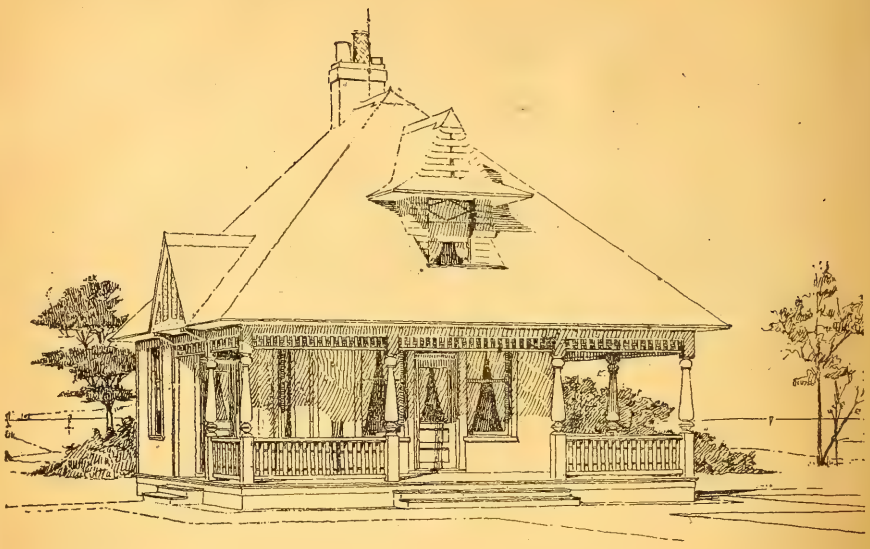
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ELVA COTTAGE.—Design 1011M; In frame, $1,080 to $1,198; plans, $15; (front chamber full story, others cut down at walls to 5 ft. 6 in.) Half of pantry could be used as bath-room, with direct entrance between dining-room and kitchen. See page 33.

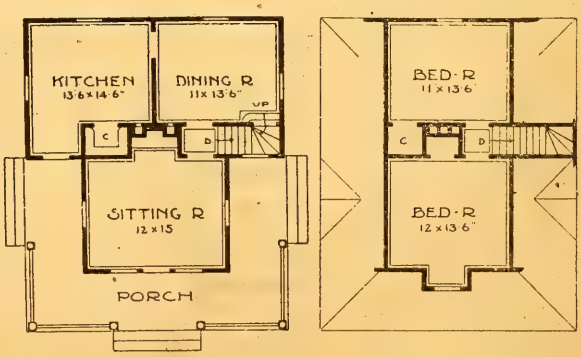




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

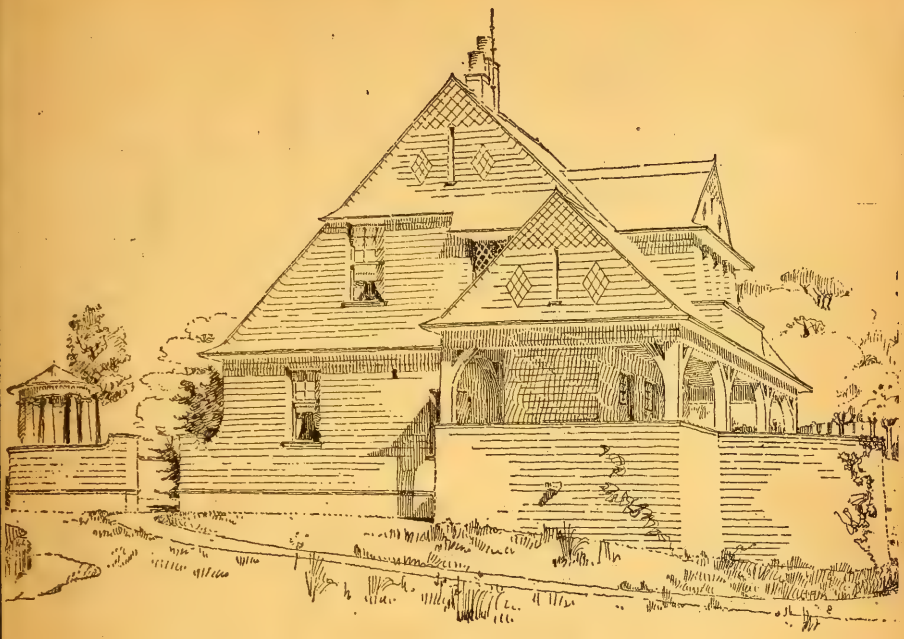


DAYTON COTTAGE.—Design 1638-O; in frame, $704 to $898; plans, $8; width, 26 ft. by 31 ft.; story heights, 9 ft. 6 in. and 9 ft. Special features: Large veranda, simple roof. Have a $5 stock plan with higher stories and rooms as follows: Sitting-room, 15 ft. 4 in. by 15 ft. 4 in.; dining-room, 11 ft. by 15 ft. 4 in.; front chamber, 14 ft. by 20 ft. See page 33.

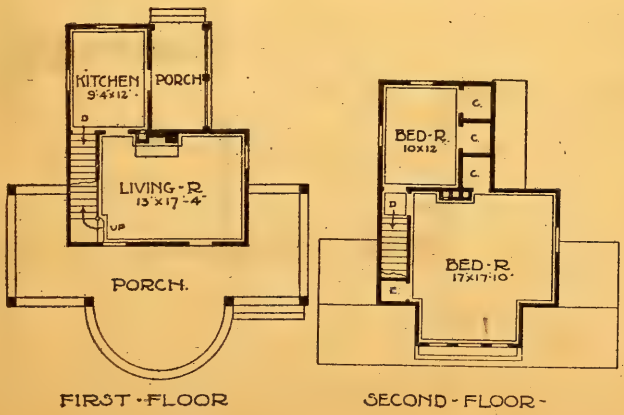


FIRST-STORY SECOND-STORY

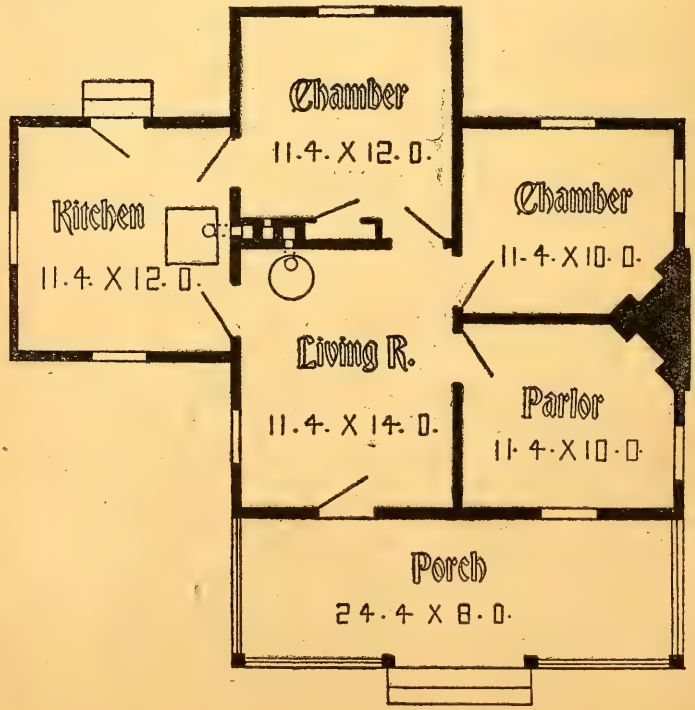
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



OCONOMOWOC COTTAGE.—Design 1649-O; in frame, $550 to $700; plans, $5; width, 21 ft. 4 in. by 23 ft.; width over all, 35 ft.; story heights, 9 ft. 4 in. and 8 ft. Special features: Attractive stained shingle seashore house. Modifications: An extra room could be placed where porch now is. See page 33.



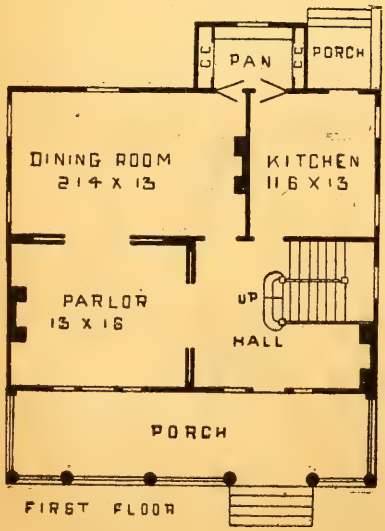
MELVILLE COTTAGE.—Design 1951-O; in frame, $699 to $797; plans, $5; width, 36 ft. by 27 ft, 6 in.; story heights 9 ft. Special features: Attractive stone chimney; well ventilated rooms. See page 33.



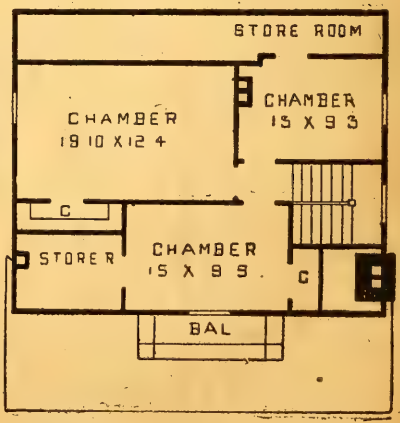
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ERIE COTTAGE.—Design 1962M; in frame, $699 to $789; plans, $7; width, 26 ft. 2 in. by 40 ft.; width over all, 34 ft.; story heights, 10 ft. Special features: Large veranda; compact connection of rooms to reception room; ornamental stone chimney showing at side, Modifications: An extra room could be added back of back chamber, size 11 ft. 4 in. by 10 ft., at $75 additional. See page 33.

FAIRVIEW COTTAGE.—Design 1131-O; in frame, $1,292 to $1,498; plans, $10; width over all, 34 ft. 4 in.; story heights, 9 ft. and 8 ft. (full story). Special features: Quaint exposed chimneys at sides; stained shingle design. See page 33.



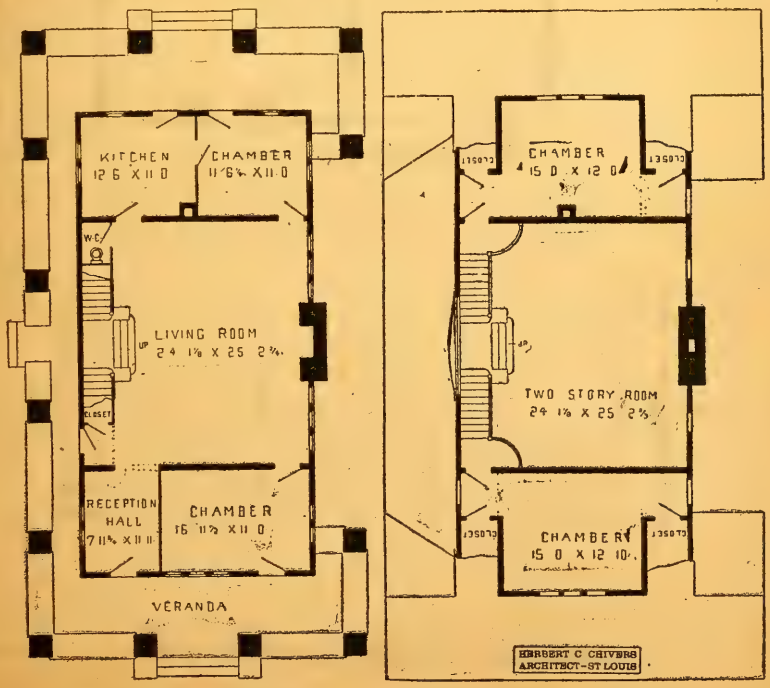
FIRST FLOOR

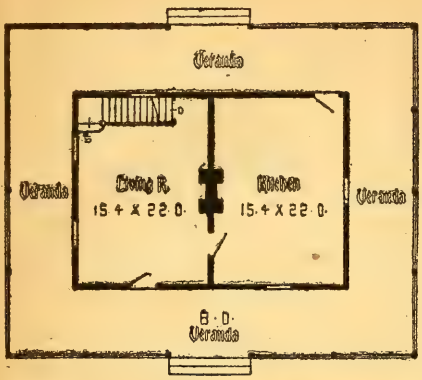


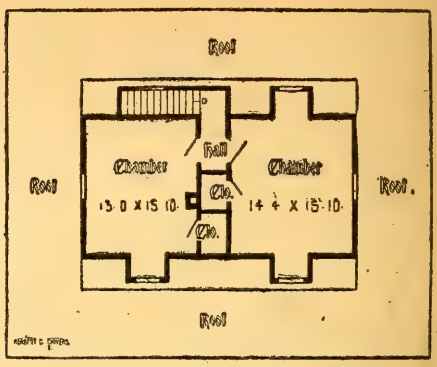
SECOND FLOOR

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

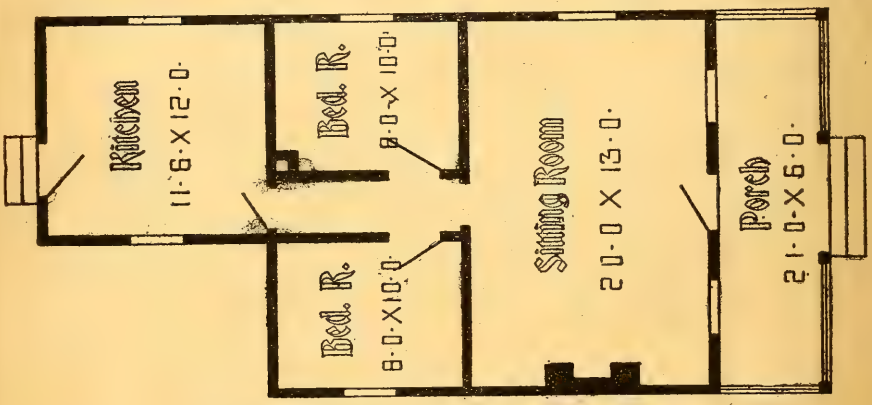
VERMONT COTTAGE.—Design 1211-O; size, 25 ft. 8 in. by 50 ft, 6 in.; story heights, 8 ft. in the clear. Summer construction, $1,200 to $1,400. Special features: Attractive fire-place, two-story effect to living room, stained shingle exterior; very economical construction. Plans $10. See page 33.



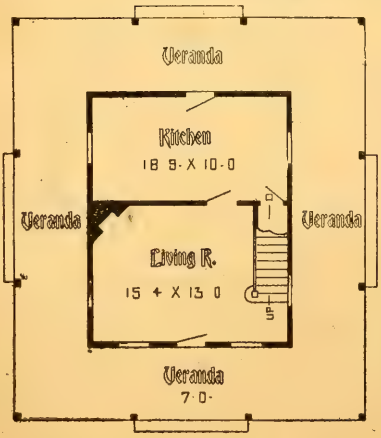


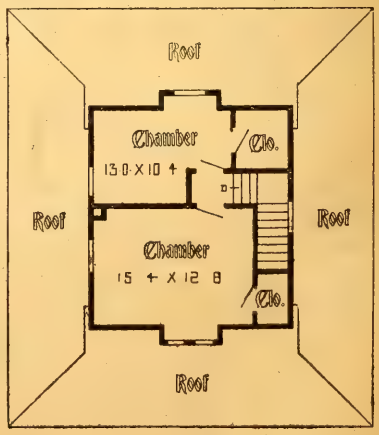


RICHMOND COTTAGE. SEE OPPOSITE PAGE.

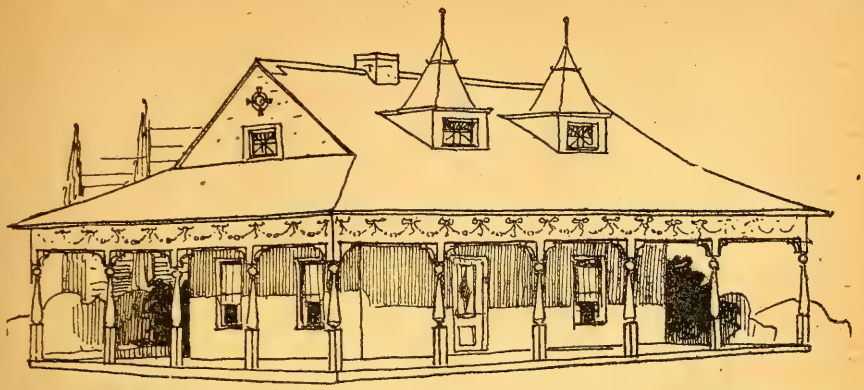


ATLANTA COTTAGE. SEE OPPOSITE PAGE.

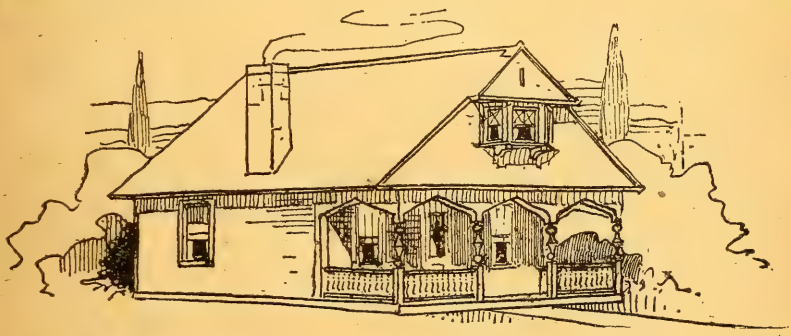




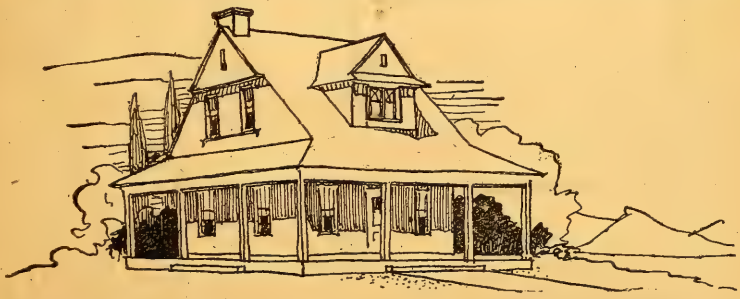
PRINCETON COTTAGE. SEE OPPOSITE PAGE.



RICHMOND COTTAGE.—Design 1766-O; in frame, $498 to $590; plans, $5; Special features: Economical flue connection and eleven foot veranda. See page 33. See plans on opposite page.

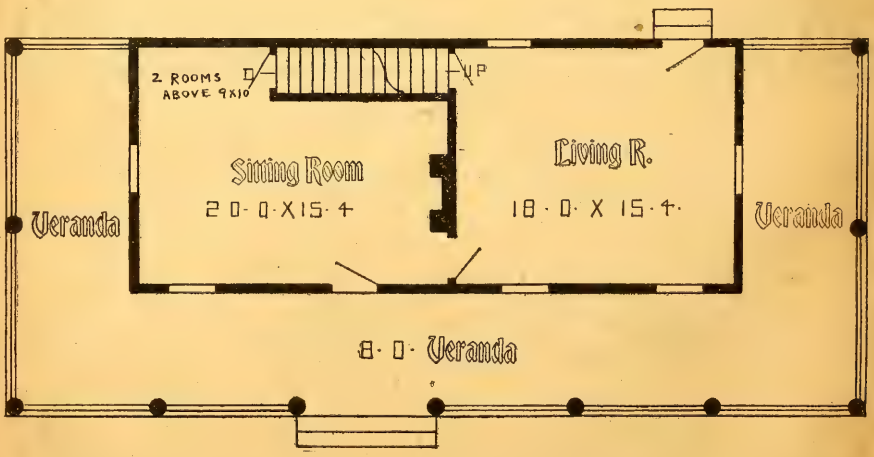


ATLANTA COTTAGE.—Design 1770-O; in frame, $418 to $599; plans, $7. Modifications: Stairs could go up from kitchen in space devoted to hall, with connecting doors tnrough 9x10 ft. bed room. See page 33. See plans on opposite page.

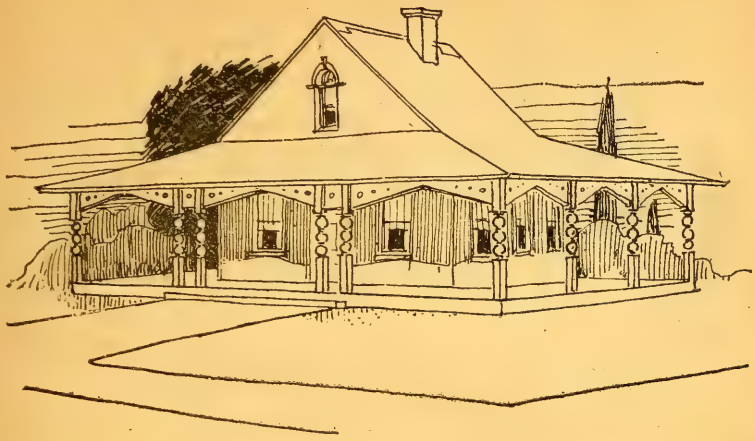


PRINCETON COTTAGE.—Design 1960-O; in frame, $478 to $589; plans, $7.50. See page 33. See plans on opp. page.

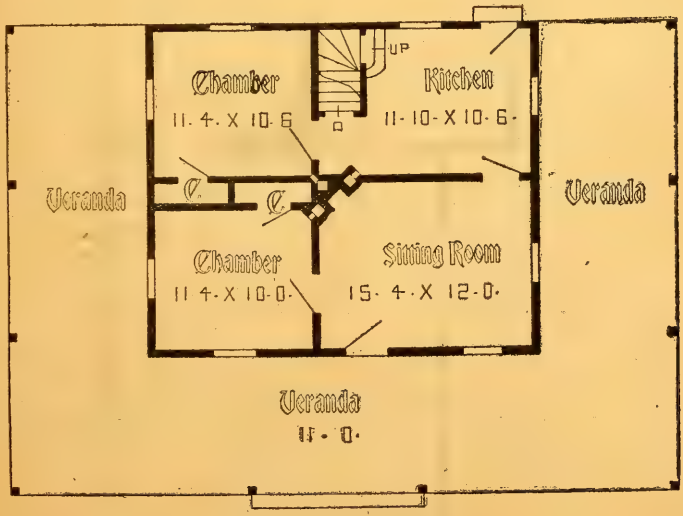
RIVERSIDE COTTAGE.—Design 1758M; in frame, $359 to $498; plans, $5; width, 39 ft. 6 in. by 16 ft. 4 in.; width over all, 52 ft.; story heights, 9 ft. and 8 ft. in the clear. Stairs go up from sitting-room. Special features: Tree-trunk posts, with forked brackets; large brick fire-place in sitting-room; two rooms above can be same size as rooms below. A good summer-house design. See page 33.



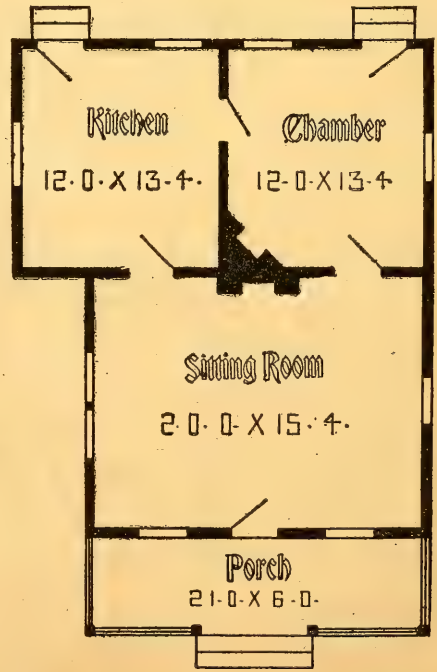
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



RICHMOND COTTAGE.—Design 1766-O; in frame, $598 to $679; plans, $5; width, 28 ft. 2 in. by 24 ft.; width over all, 50 ft.; story heights, 10 ft. Special features: Large veranda; quaint roof effect; simple fire-place and chimney arrangement. Modifications: A pleasant room, 20x20, could be placed in attic. See page 33.

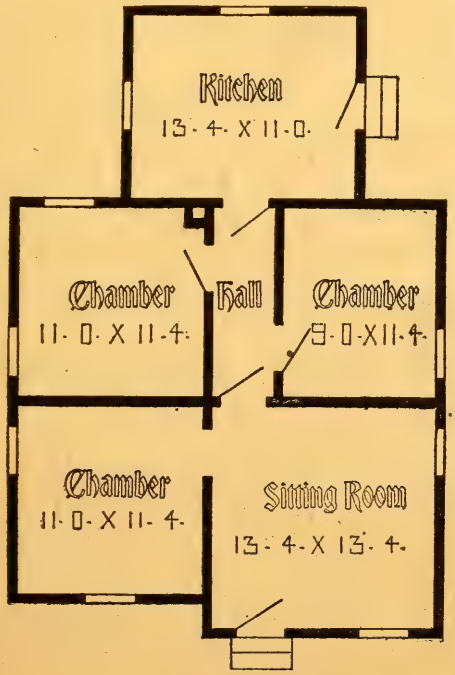


SPOKANE COTTAGE.—Design 1963M; in frame, $385 to $499; plans, $10; width over all, 25 ft. 6 in.; story heights, 9 ft. Suitable for a summer cottage, rustic stone chimney. See page 33.



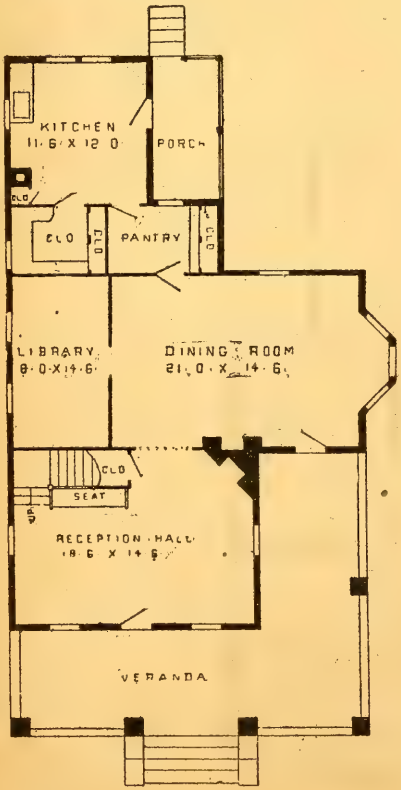
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

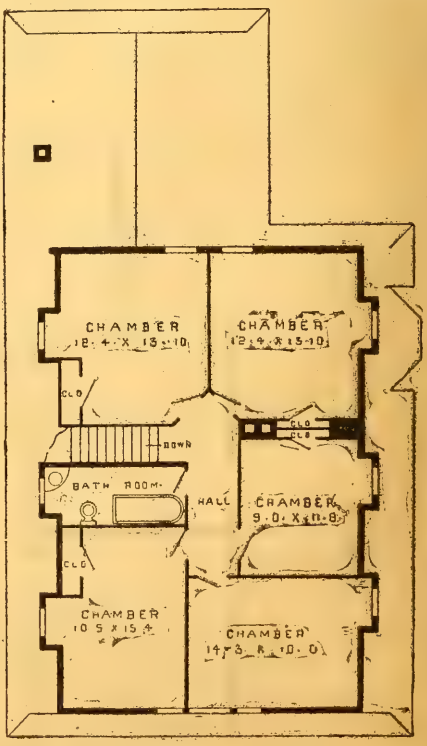
HARPSWELL COTTAGE.—Design 1772-O; in frame, $399 to $499; plans, $5; width, 25 ft. 10 in.; story heights, 10 ft. Suitable for a summer cottage. A wide fire-place would look well in sitting-room. See page 33.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

DODGESON COTTAGE.—Design 3000-O; summmer construction in frame, $982 to $1,192; suitable for a sea-shore cottage; interior partitions of beaded lumber. Plans, $8.





HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

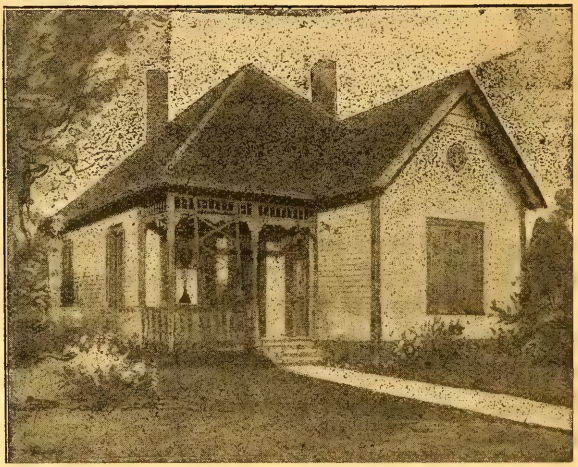
MODERATE COST HOUSES.

PLANS which refer back to this page have 18-inch stone or 13-inch brick foundation walls, as desired, with cellar under the main portion of house where cellar stairs are shown and flue for furnace where practical, with general good finish throughout. Plumbing is included where shown. Story heights average 10 feet.

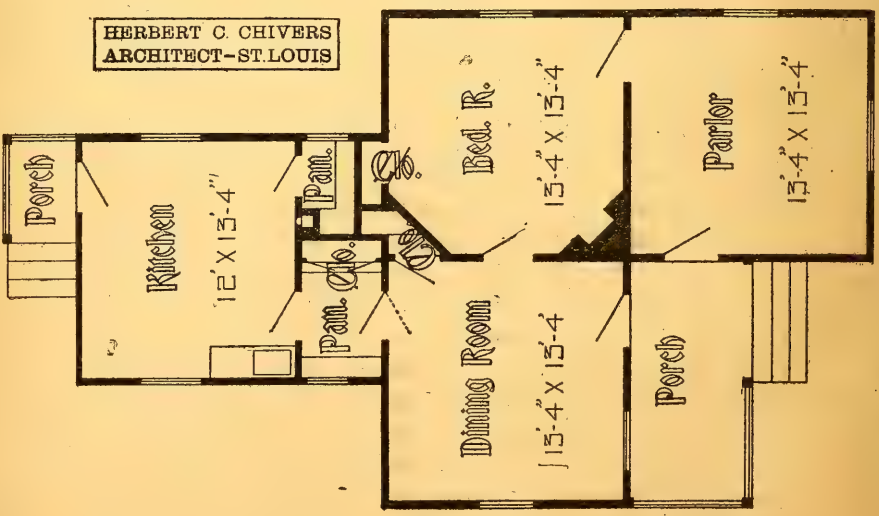
All rooms are plastered and finished with yellow pine, or native wood, in natural finish. All mouldings are detailed in stock patterns, and details of porches, cornices, etc., are very simple in construction. It is important to have the entire construction of a building clearly shown by large scale or full-size drawings. It assists the workmen on the building, for they do not then have to ponder over problems of construction. The plans are all neatly and accurately drawn, and above all, carefully figured, giving dimensions of glass, location and size of doors, windows, etc., and all information necessary for the successful guidance of the builder.

It costs no more to put style into a house than it does to have it commonplace and as long as discretion is used in the economical and practical selection of mouldings, ornaments, etc., there is no danger of running-up the cost of construction.

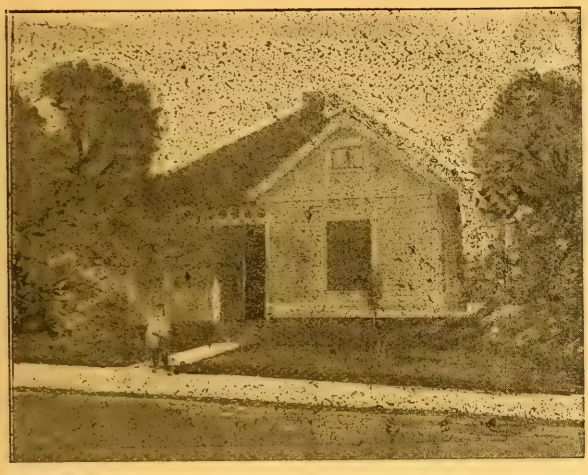
Carefully-drawn plans, details and specifications should be prepared for structures of all kinds. Where you have complete plans, you then know that all contractors are figuring on the same basis, and when you do get a reasonably low bid you are assured it is not for inferior work. The difference in estimates here given are supposed to cover the total costs in different localities, giving the lowest and highest probable costs, and we therefore give no absolute guarantees as to the actual cost, for prices are regulated more or less by the amount of competition there is among builders. All estimates are based on the schedule of prices in front pages. If you have plans you can always get reasonably fair bids. At the prices given for stock-plans, no changes or modifications are included, but we will furnish plans reversed, if desired, or will change any floor plan for $2.75 extra and any elevation or exterior view for $2.50, or will make special plans for 2 per-cent. on cost of building, or $25.00 for houses of less than $1,250 in cost.



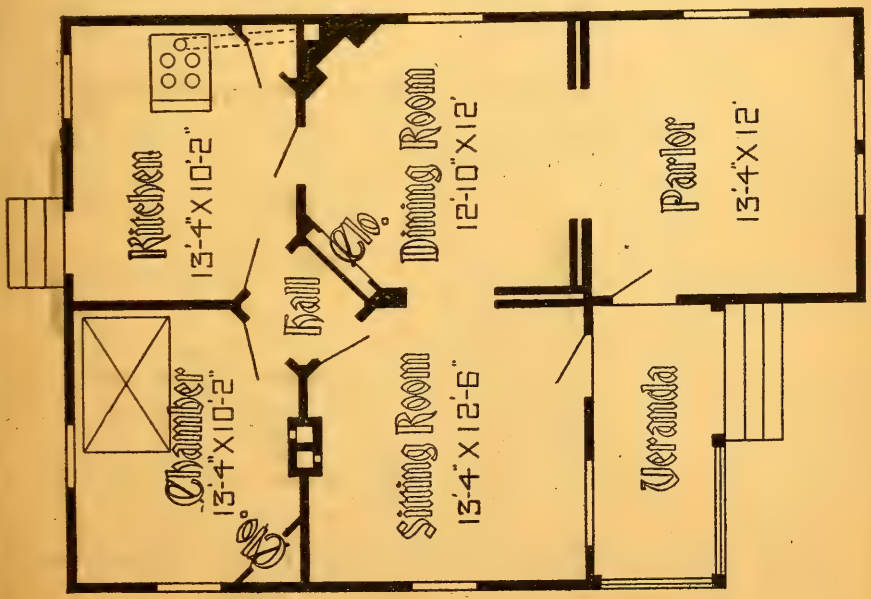
DUNBAR COTTAGE.—Design 100191-O; in frame, $550 to $680; plans, $7; width, 28 ft. 2 in.; story heights, 10 ft. See page 65.



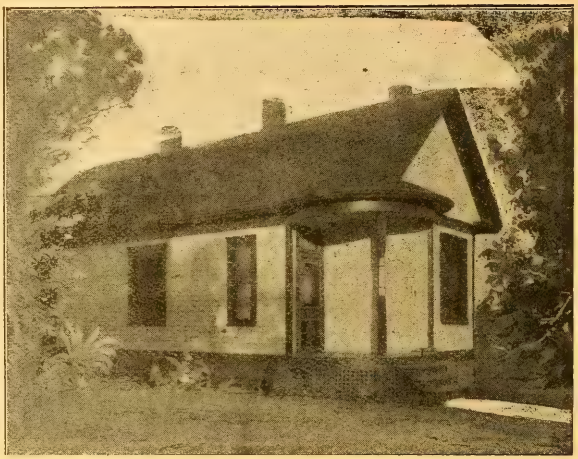
Plans were all right and am well pleased. HARRY A BROOKS, Oto, Ia.



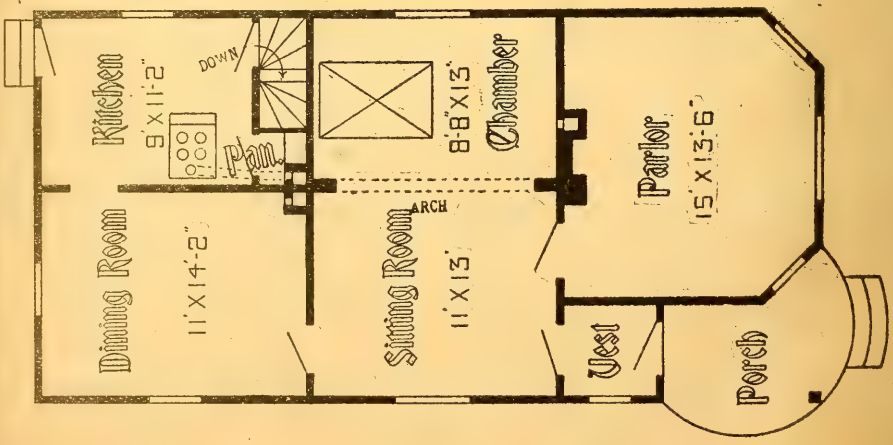
CEDAR BLUFF COTTAGE.—Design 100194M; in frame, $550 to $655; plans, $7; width, 28 ft. 2 in.; story heights, 10 ft. Style: Ordinary planing-mill design. We have this in more attractive design. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



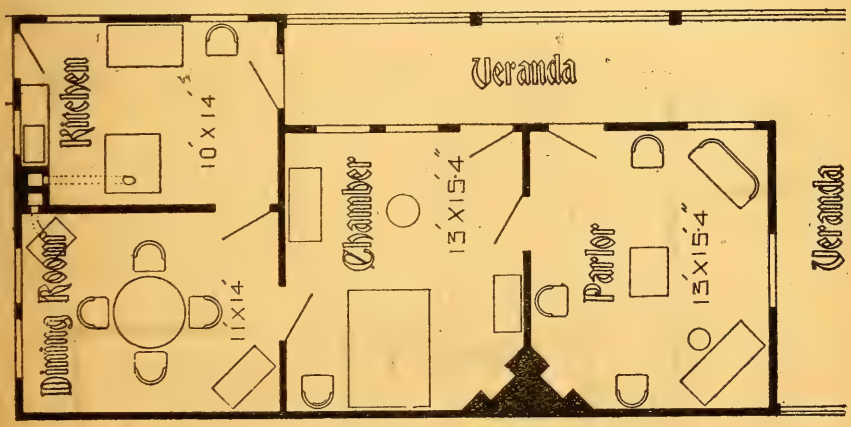
BATMER COTTAGE.—Design 1001890; in frame, $450 to $550; plans, $7; width, 21 ft. 2 in by 42 ft. 8 in.; story heights, 10 ft. Style: Plain exterior; ordinary plaining-mill design. We have this with parlor 16x16 ft. 6 in.; sitting-room 13x15 ft.; chamber 10x15 ft.; dining-room 13x16 ft 2 in.; kitchen 11x13 ft.; story heights, 10 ft. See page 65.



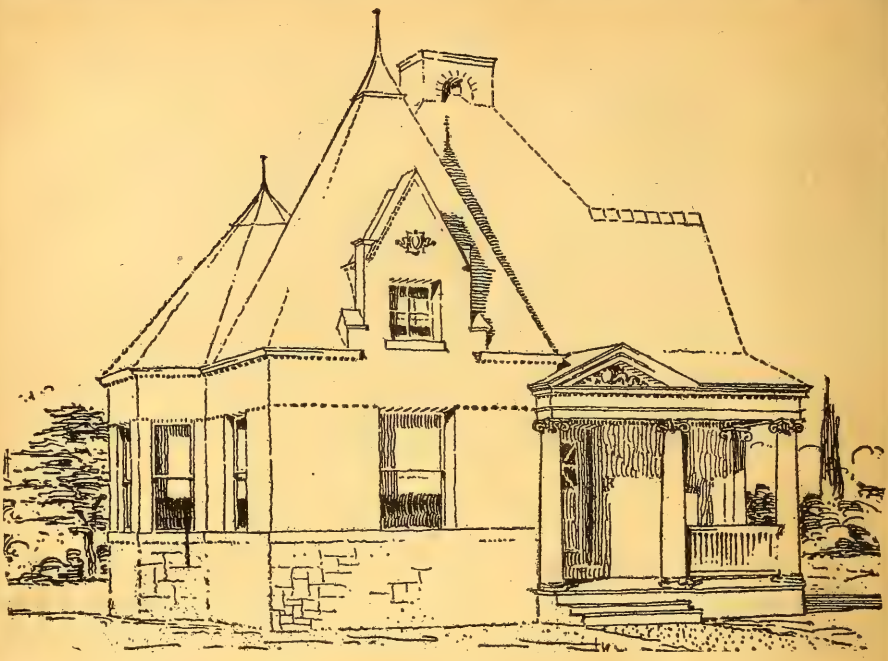
The plans and specifications furnished specially for my residence were said to be very complete. The building is now complete.

REV. W. D. STEVENS, Scio, o

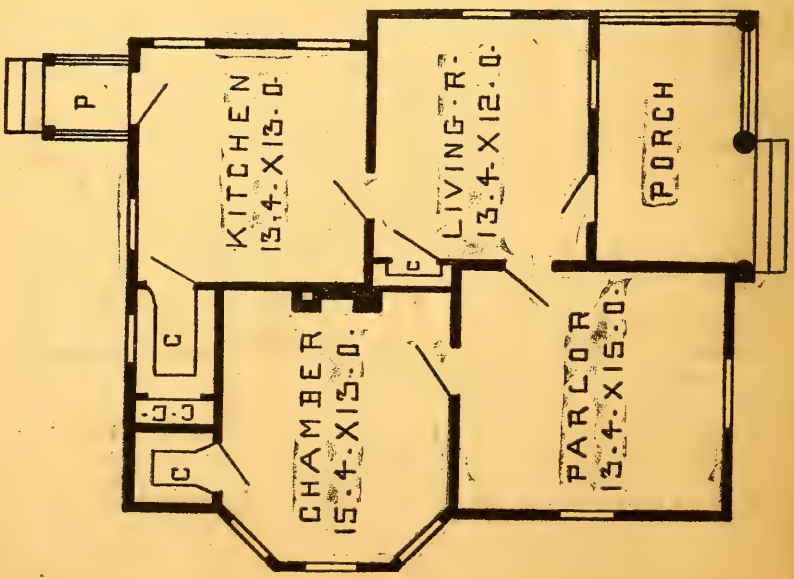
DOVER COTTAGE.—Design 100210M; in frame, $450 to $565; plans, $7; width, 22 ft. 6 in. by 46 ft. 8 in.; story heights, 10 ft. Special features: Long, wide veranda, good plan for convenient arrangement of furniture. See page 65.



I have thought frequently that I would write and let you know how well pleased we were with our home, which was built from your plans. The house is as pretty, convenient and comfortable as I could wish. I am indeed, well pleased with your services, and would not think of building again without first seeing you. MRS. DAVID HAY, Fulton, Ky.

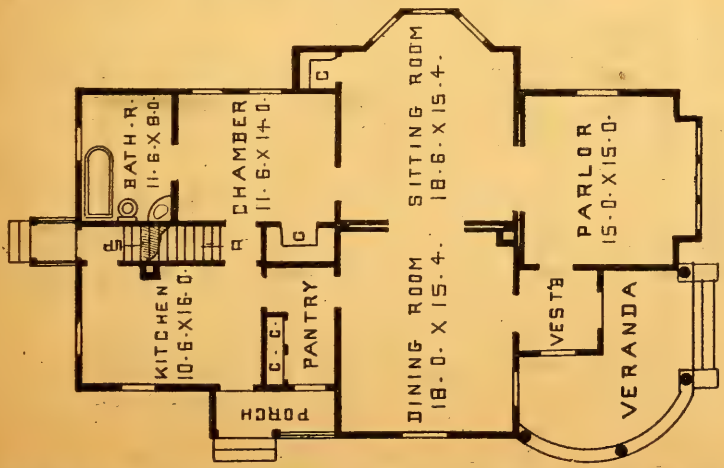


VIKING COTTAGE.—Design 9142M; in frame, $599 to $690; plans, $10; width over all, 30 ft. 4 in.; story heights, 10 ft. Special features: Compact plan, pleasing roof lines. See page 65.

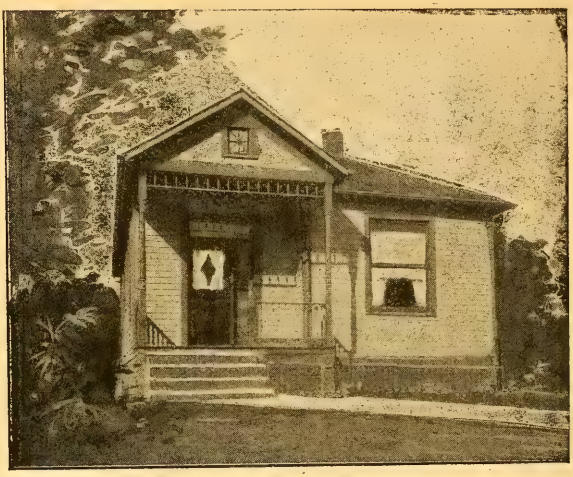


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

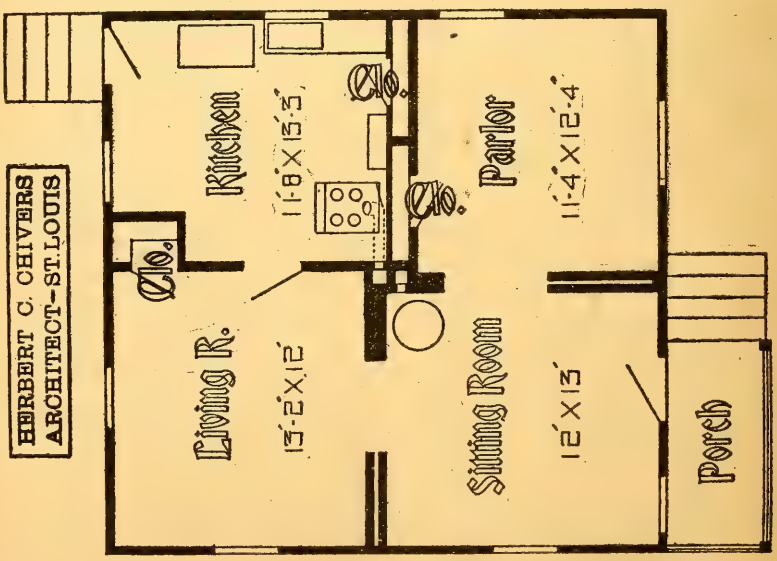
CLIFFWOOD COTTAGE.—Design 7058-O; in frame, 10 ft. story, $1,099 to $1,198; plans, $10; story heights, 9 ft. 6 in. and 8 ft. Modification No. 2: Garfield design; parlor 12x13 ft.; sitting-room 13x15 ft.; dining-room 12x13 ft.; chamber 10x12 ft.; kitchen 12x11 ft., and three rooms above; plans $10. Modification No. 3: Johnson design; parlor 13x12, with fire-place; sitting-room 12x13 ft.; dining-room 19x16; kitchen 13x12, with open stairs; bath-room and two 12x10 chambers above with no rear stairs; plans $10. See page 65.



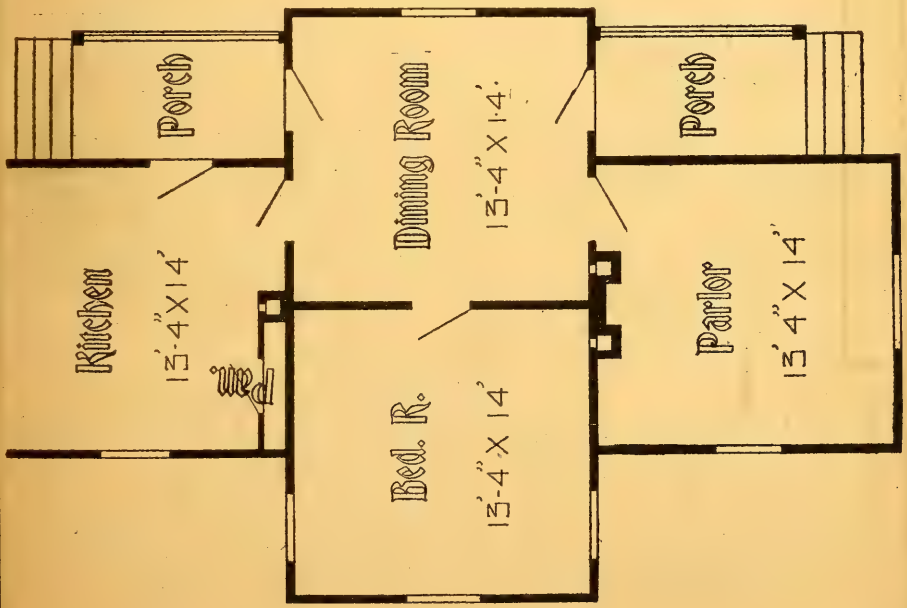
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



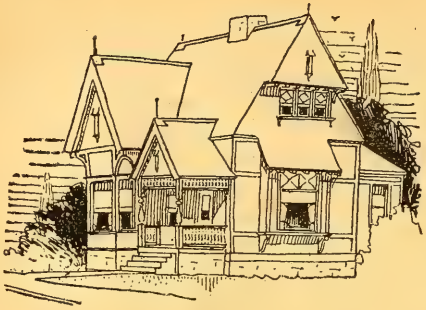
CARYTOWN COTTAGE.—Design 100206M; in frame, $450 to $555; plans, $10; width 25 ft. 4 in. by 27 ft.; story heights, 10 ft. Special features: Plain, ordinary plaining-mill ornamentation. See pages 65 and 96.

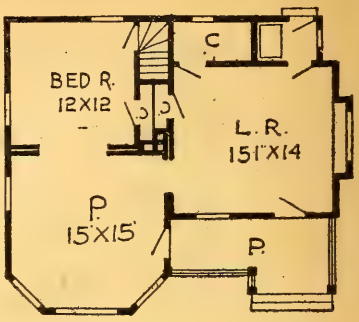


CARLISLE COTTAGE.—Design 100192-O; in frame, $450 to $598; plans, $10; width, 27 ft. 10 in.; story heights, 10 ft. Special features: Plain, neat exterior. See page 65.

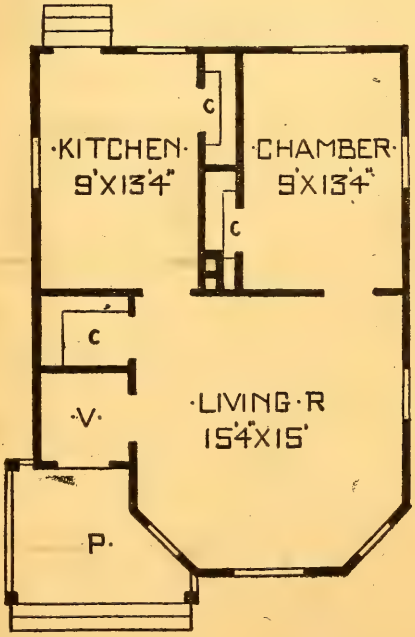


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

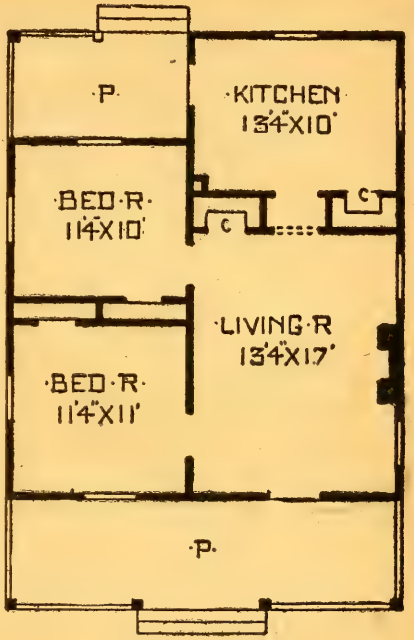




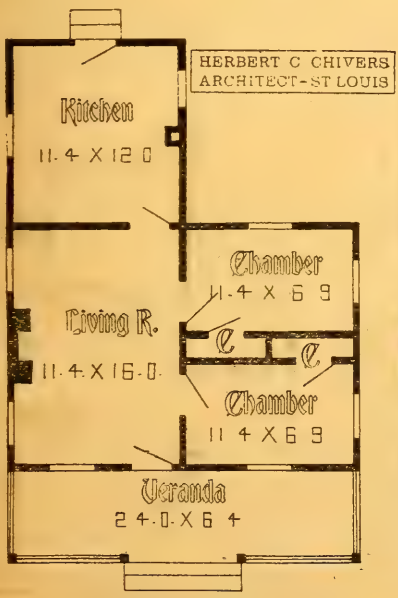
WACO COTTAGE.—Design 2169-O; in frame, $390 to $497; plans, $5; wigth, 29 ft. 10 in. by 24 ft. 2 in.; width over all, 31 ft. 10 in.; story heights, 10 ft. Can furnish this plan in stock with kitchen addition in rear of living room. Waco No. 2. Spangler design, same as Waco, with 15x13 parlor, 13x14 living room, with rear stairs going up from living room, with space for two rooms above. Waco No. 3. Lohr design; same as Waco, with 10 ft. 6x10 one-story kitchen addition. See page 65.



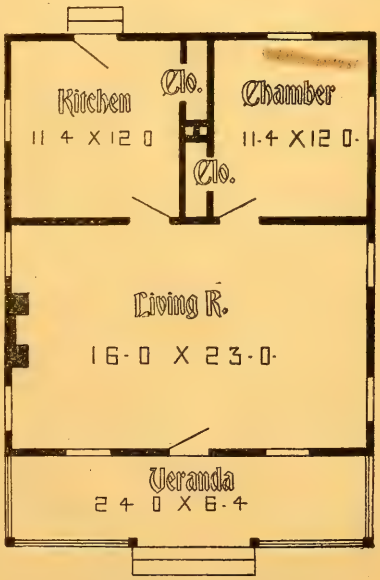
PAINESVILLE COTTAGE. — Design 906-O; in frame, $300 to $400; plans, $5; width 21 ft. 4 in by 29 ft. 4 in.;width over all, 23 ft.; story heights, 9 ft. 6 in. and 8 ft. (with 6 ft. side walls). Special features: A very neat exterior. Have $5 stock plans with the following changes (Hannibal Gardener plan): With closet to living room, with bay to kitchen, making it 12 ft. by 13 ft. 4 in., with two rooms above and stairs going up from kitchen. See page 65.



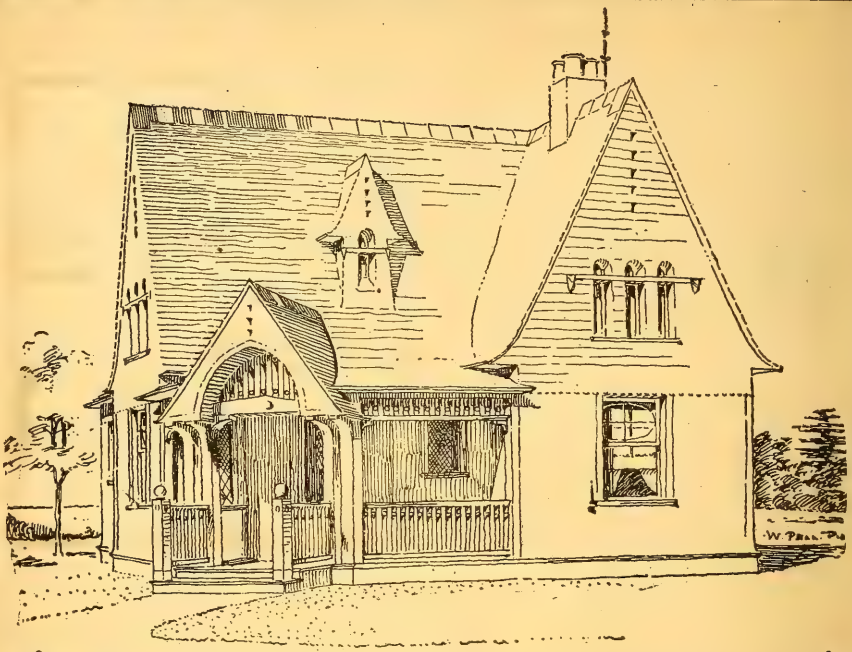
MANKATO COTTAGE.—Design 1063-O; in frame, $390 to $450; plans, $5; width, 25 ft. 8 in. by 31 ft.; story heights, 9 ft. 6 in. Special features: Large living room; four closets; large veranda; economical roof construction. Modifications: Stairs could go up to a two-room attic by reducing width of living room to 11 ft. Plans of design No. 1 and No. 2, shown below, are $10 each. See page 65.



FIRST FLOOR PLAN 1.



FIRST FLOOR PLAN 2.



COLEMAN COTTAGE.—Design 9142M; in frame, $599 to $685; plans, $10; story heights, 10 ft. Special features: A good corner-lot house, convenient bath-room. See page 65.

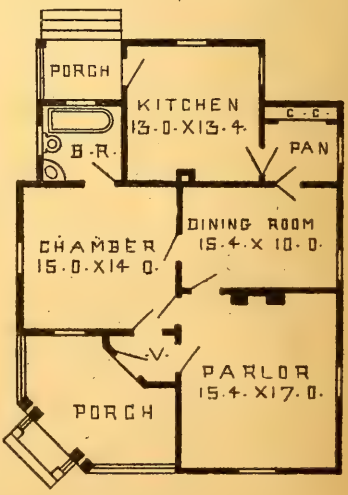
Pekin Ill May 19/98

Mr. H. C. Chivers,
St Louis.

Dear Sir,

Your favor of the 17, answering my various queries of recent date, at hand & contents carefully noted. Accept my sincere thanks for your kind suggestions. It appears now from the detail bids I have received that the house proper as shown in the design, can be built for the estimated cost viz $1500. I am convinced that building as I do on the finest street in town, from such a choice design, the fame of H. C. Chivers will spread the length and breadth of this Celestial City and the house when finished will excite universal admiration.

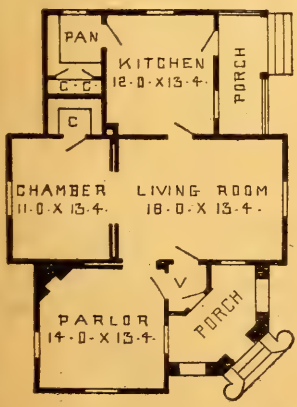
Very truly yours
John Roelofs.



FOLKSVILLE COTTAGE.—Design 8222-O; in frame, $590 to $698; plans, $15; story heights, 10 ft. Special features: Large living-room, corner porch, a good corner-lot house. See page 65.

RICHARD P. McBRYDE
BANKER

* * *



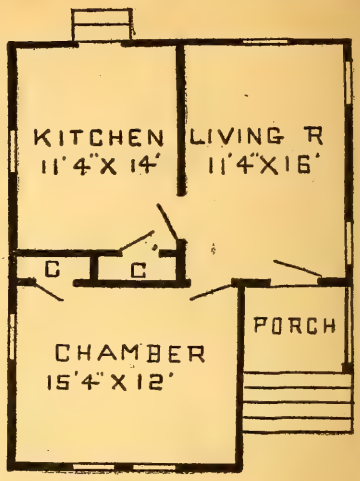
KINMUNDY, ILL. Oct 13th 1899.

Mr Herbert C. Chivers
St Louis.
Mo.

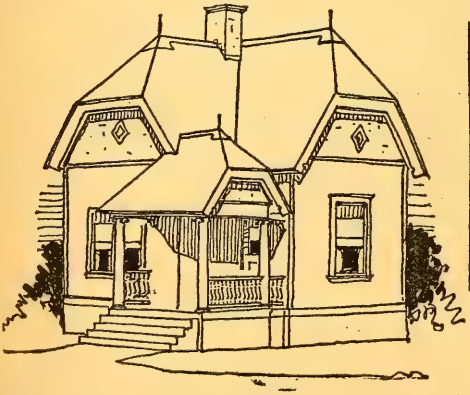
Dear Sir.

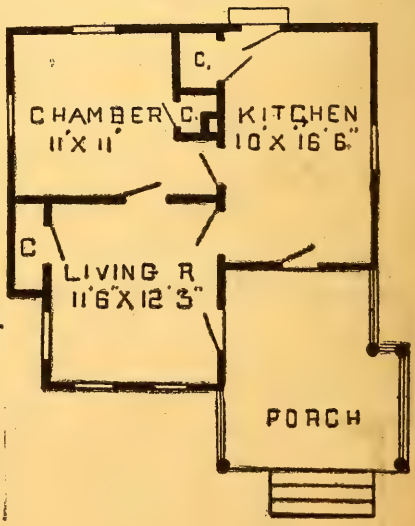
Replying to your letter of Oct 12th will say my dwelling is nearing completion and we will pleased with the plans which you drew, it is considered one of the finest pieces of architectural work in this part of the country. I will have photographs of the building in about three weeks and if you desire will mail you one.

Yours truly
R. P. McBryde



MUSKEGON COTTAGE.—Design 2056-O; in frame, $250 to $350; plans, $5; width, 24 ft. 2 in. by 29 ft. 6 in.; story heights, 10 ft. Special features: Neat exterior, the details of this cottage are very complete and insure an attractive building. See page 65.

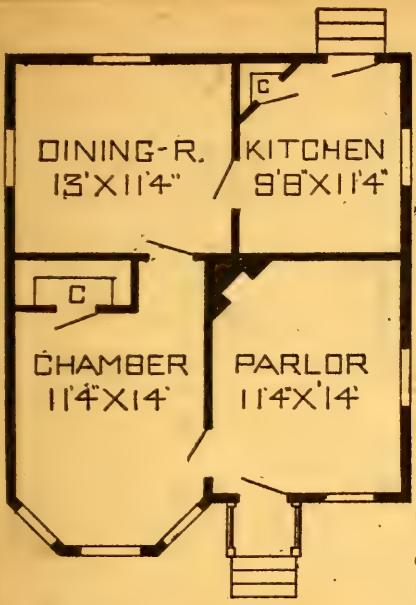


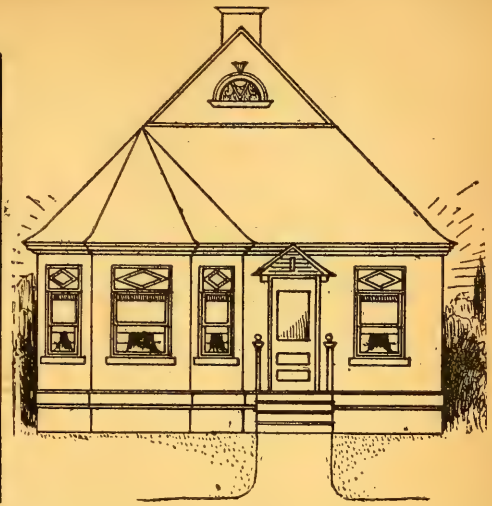


ROSSDALE COTTAGE. — Design 1982M; in frame, $380 to $490; plans, $10. See page 65.

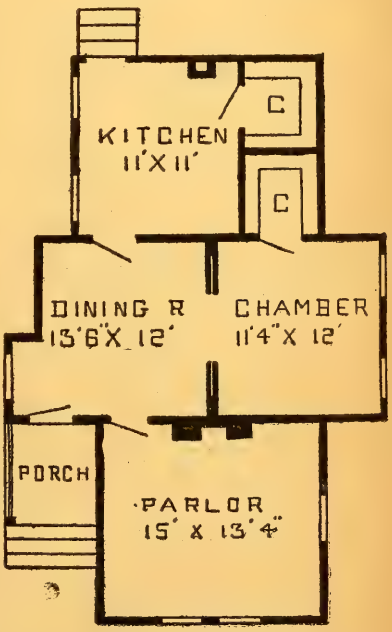
I found much pleasure in looking over your "Artistic Homes.'

MRS. C. R. TIDINGS, Ocala, Fla.





PENNVILLE COTTAGE. — Design 2M; cost, $570; plans, $5; width, 24 ft. 2 in. by 29 ft. 6 in.; story heights. 9 ft. See page 65.

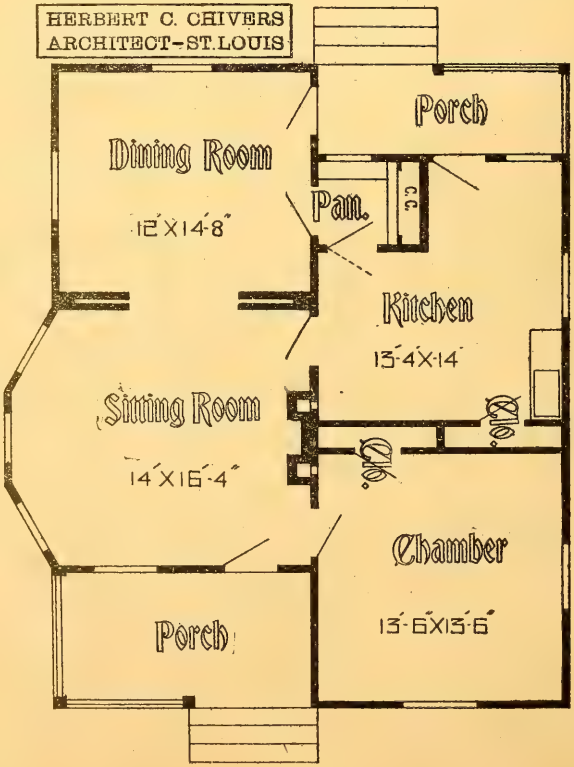


SAN FRANCISCO COTTAGE.—Design 2240-O; in frame, $550 to $780; plans, $5; width over all, 39 ft.; story heights, 10 ft. Have $5 stock plans with the following changes, named (San Francisco No. 2): Built on brick piers, parlor, 15 ft. 2 in. by 15 ft. 2 in.; dining-room, 15 ft. 2 in. by 15 2 in. San Francisco No. 3: With parlor, chamber and dining-room enlarged to 15 ft. 2 in. square, with 17 ft. 5x12 kitchen and 5x6 ft. closets, with 12 ft. story heights. San Francisco No. 4: Snudstrom design, same as No. 1, with three rooms above, 15x13, 11x12, 8x12, and rear stairs and bath-room in kitchen. See page 65.

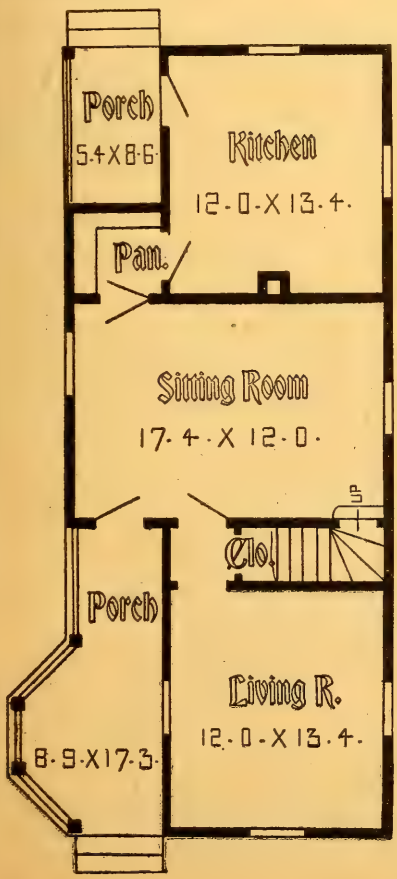
Front Elevation

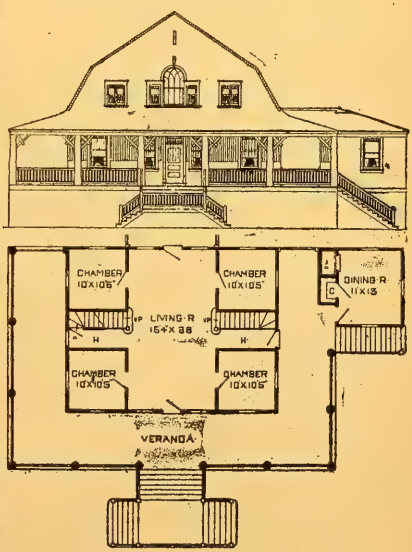
Side Elevation

ELDER COTTAGE.—Design 36M; in frame, $450 to $550; plans, $10; story heights, 9 ft. 6 in. Note.—Elevation is reversed to what it should be. See page 65.

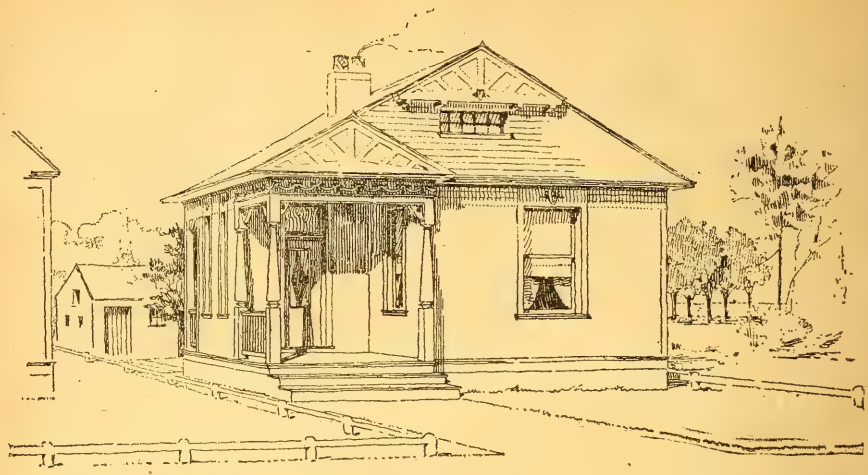


ST. JOSEPH COTTAGE.—Design 1771M; in frame, $499 to $539; plans, $15; width, 18 ft. 4 in. by 44 ft.; width over all, 22 ft. 6 in.; story heights, 9 ft. and 8 ft. (two rooms above). St. Joseph plan No. 2, Andrews design; size, 19. 10x24 ft. with sitting-room 19x12 ft., pantry 6x8 ft, with double flue at kitchen, with single flue to living room, with three rooms above, sizes 11x13 ft., 8, 12x11 ft. and 11x10 ft. with middle room having ventilation on two sides; second-story wall cut down to 5 ft. A very attractive design. See page 65.

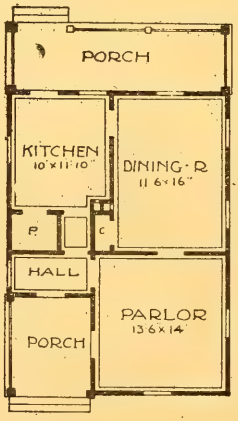




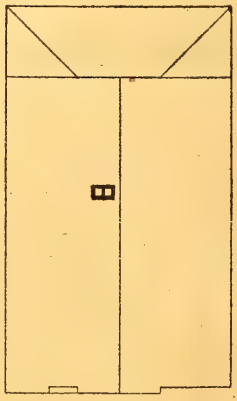
A summer home; plans, $20; kitchen under dining-room.



DINKEYVILLE COTTAGE.—Design 1645-O; in frame, $400 to $450; plans, $5; story heights, 10 ft.



FIRST · STORY

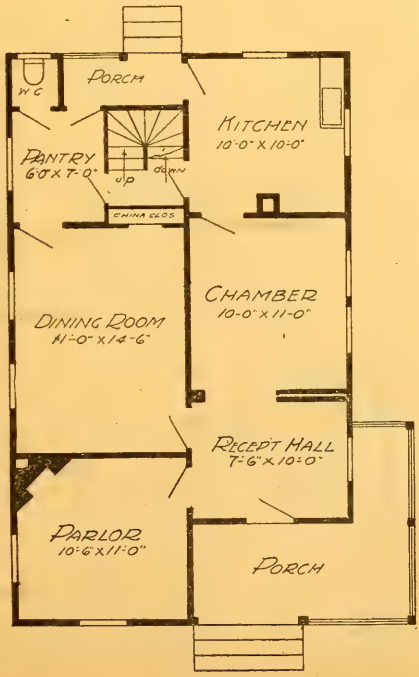


ROOF · PLAN

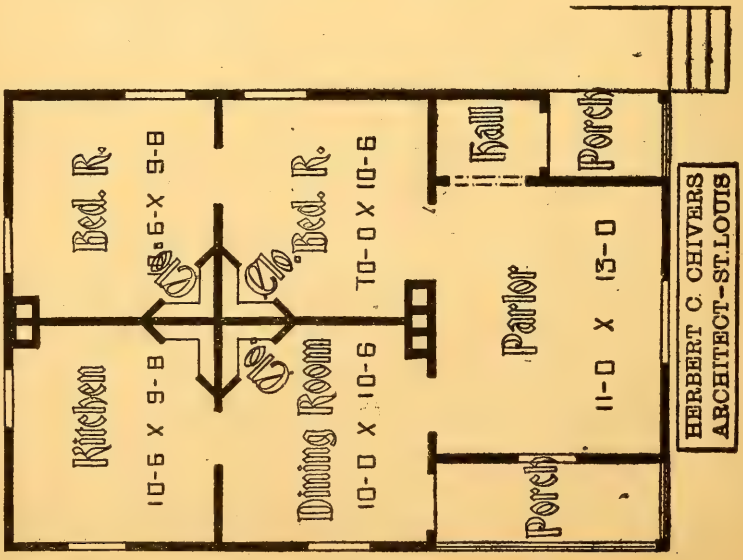
I certainly think your suggestions given in special plans are good and will aid me very materially.

S. L. REDDON, (Ed. The Park Record), Park City, Utah.

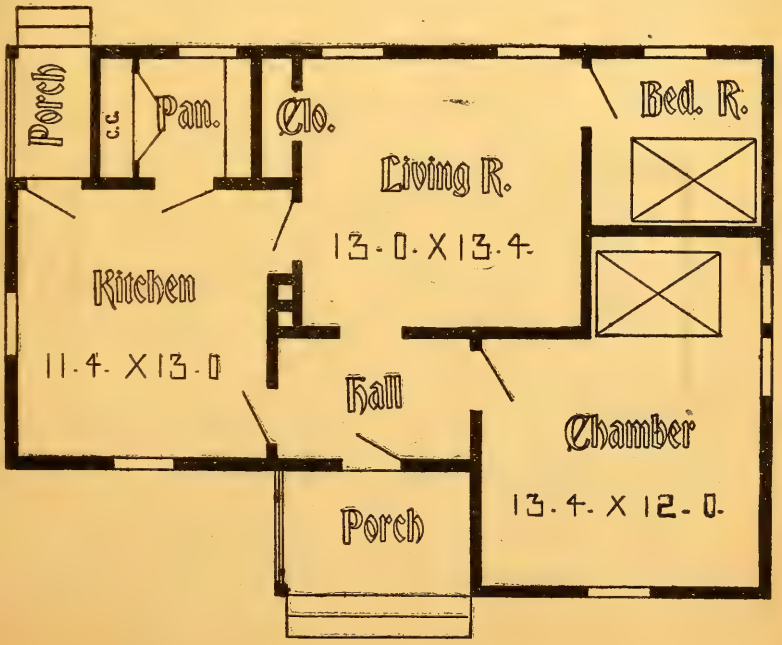
FAIRFIELD COTTAGE.—Design 7151-O; in frame, $598 to $650; size 22 ft. 6 in.; plans $5; story heights, 9 ft. 6 in. Special features: Large porch, convenient rear stairs. See page 65. See index for Jones plan.



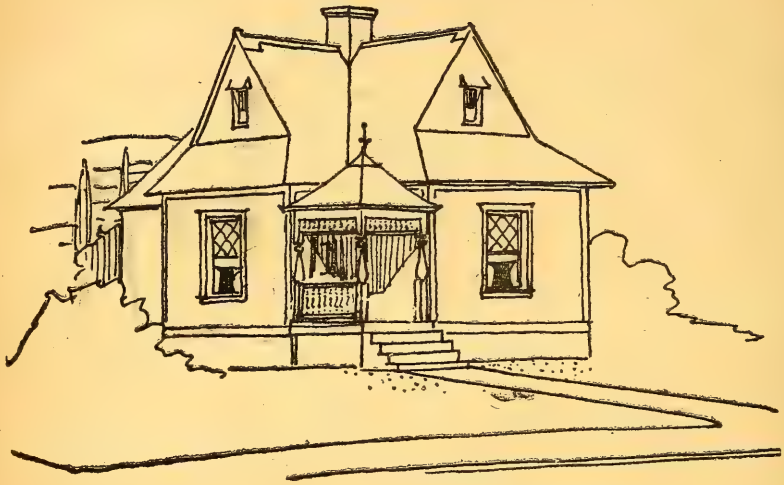
MONTANA COTTAGE.—Design 5-O; in frame, $450 to $550; plans, $5; width, 21 ft. 6 in. by 33 ft. 2 in.; story heights, 9 ft. 6 in. Special features: Compact arrangement could be used as two-family house.; good flue connections; economical porch construction. See page 65.



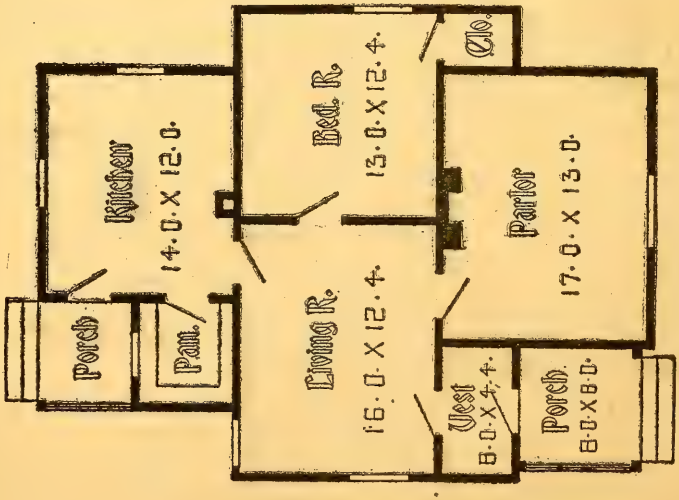
CAMBRIGE COTTAGE.—Design 1968M; in frame, $599 to $698; plans, $7; story heights, 10 ft. Special features: Compact plan arrangement; alcove for bed, allowing front chamber to be used as parlor, with curtain between. See page 65.



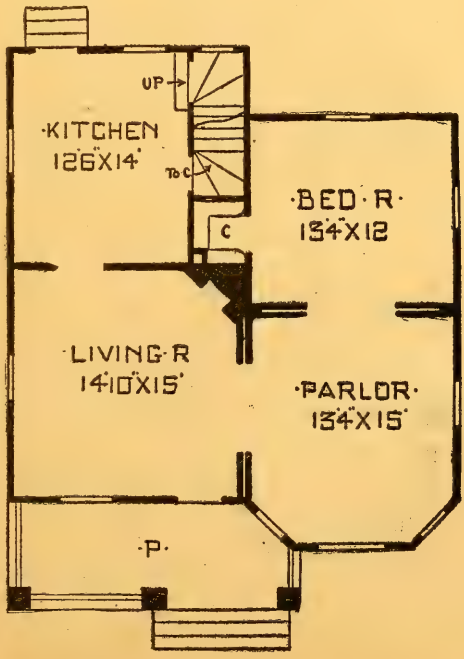
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



CANTON COTTAGE.—Design 1768-O; in frame, $498 to $697; plans; $7; width, 30 ft. 6 in. by 39 ft. 4 in.; story heights. 10 ft. Special features: Compact combination of rooms; large parlor. The working plans are very neat and attractive in design. See page 65.

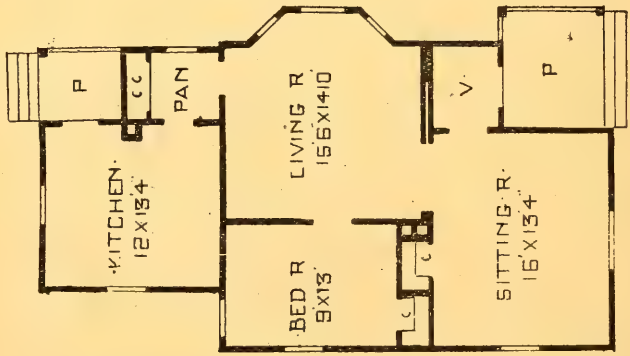


TUXEDO COTTAGE.—Design 2241-O; in frame, $585 to $625; plans, $5; width, 30 ft. 2 in. by 29 ft. 10 in.; story heights, 10 ft.; attic, 8 ft. cut down to 5 ft. side walls. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

LOS ANGELES COTTAGE.—Design 1921-O; in frame, $659 to $799; plans $5; width, 26 ft. by 44 ft. 6 in.; width over all, 28 ft.; story heights, 10 ft. Special features: Very neat exterior. Modifications: Bath-room could be placed between two back chambers. Modification No. 2. Hedden design with bed-room enlarged to 11 ft. 3 in. by 14 ft. 8 in., with 7x7 ft. bath-room adjoining, opening into kitchen, with 4x7 ft. pantry back of both, with kitchen door in rear. See page 65.



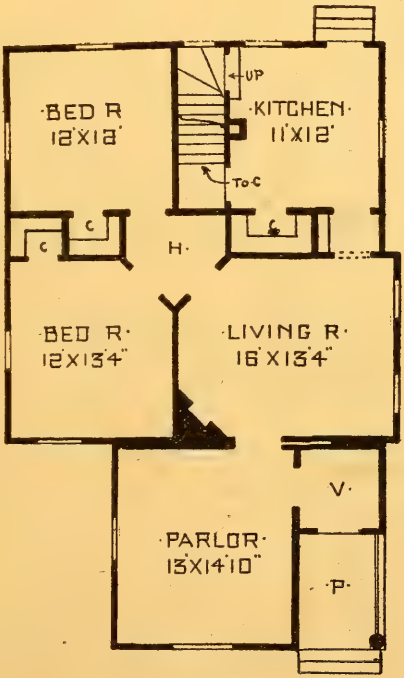
FROM A CONTRACTOR.

Herbert C. Chivers, St. Louis, Mo.:

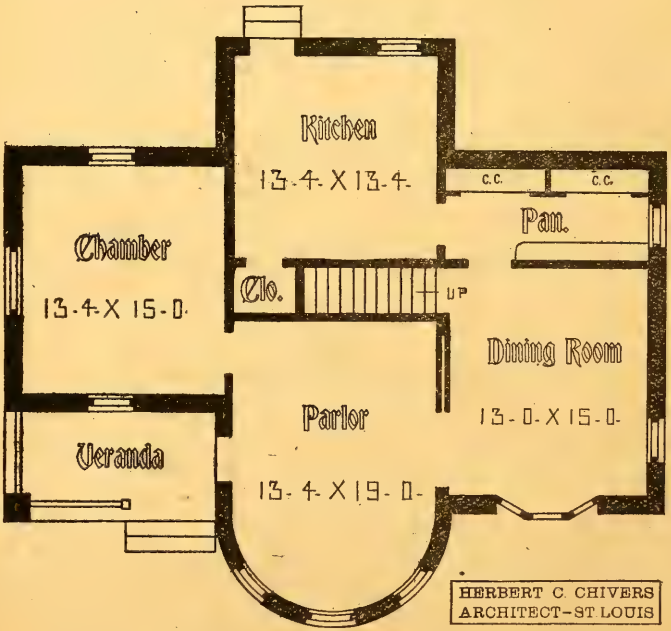
We very much like our new house, erected from your plans and specifications. It is a thing of beauty for those who look upon it, and a joy for us. One who invests in your judgment, plans and specifications, before building will avoid the many disappointments and discouragements usually met in an effort to build a house. Were we to build to-morrow, you would be selected as our architect. Respectfully,

B. A. DONALDSON,
Contractor and Builder, Edgerton, O.

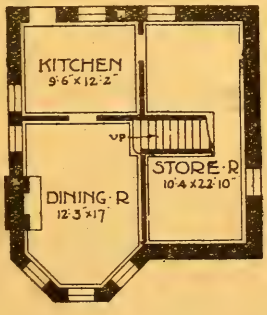
DETROIT COTTAGE.—Haynes design 2201-O; in frame, $650 to $750; plans, $5; width, 29 ft. 6 in. by 45 ft. 4 in.; sory heights, 9 ft. 6 in. and 8 ft. 6 in. See index for Detroit Cottage No. 2. See page 65.



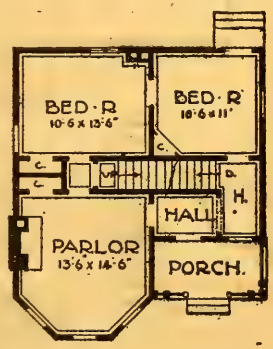
FT. FISHER COTTAGE.—Design 9075M; in stone, $1,280 to $1,500; in frame, $792; plans, $25. This house is of stone, but would look equally as well of stained shingles. A good design for a gate lodge. See page 65.



OLD ORCHARD COTTAGE.—Design 1635-O; in frame, $565 to $700; plans, $5; width, 25 ft. by 28 ft. 4 in.; story heights, 9 ft. 6 in.; suitable for a sloping lot. Modifications: Furnace can be put in storeroom. See page 65.



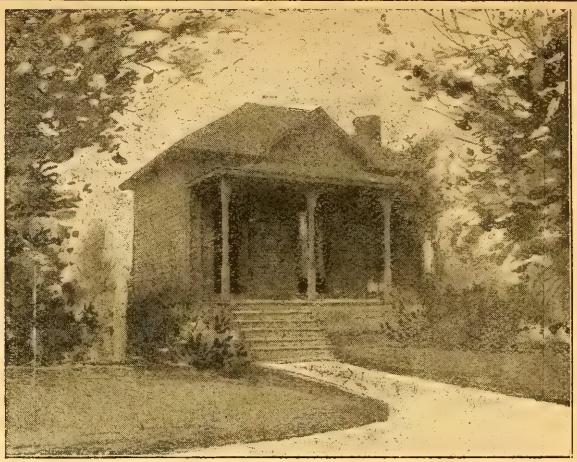
FIRST · STORY



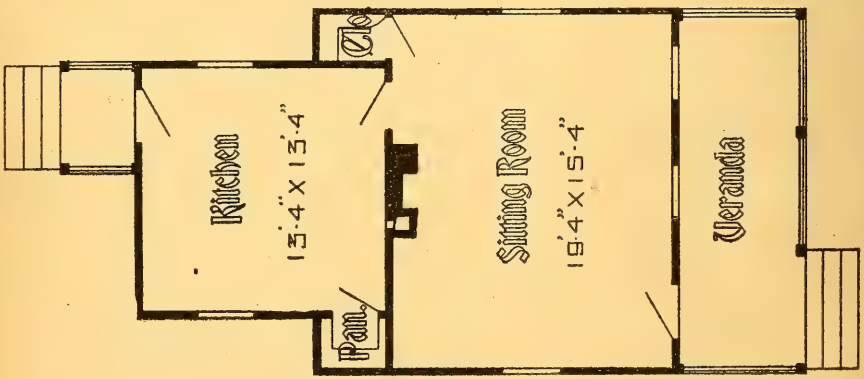
SECOND · STORY

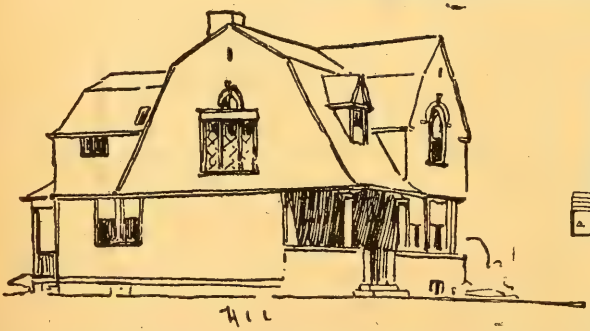
I have just completed a house from one of your plans. The house in question is neat and tasty and of very satisfactory design.

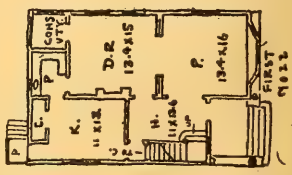
FRANK C. PATTEN, (Manufacturer), Sycamore, Ill.

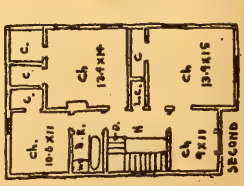


CLARKSDALE COTTAGE.—Design 1796M; in frame, $175 to $200; plans, $5. See page 65.



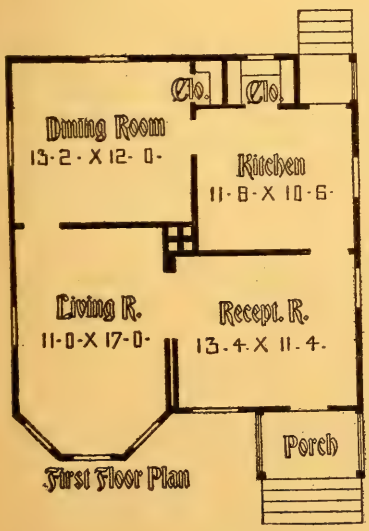






SEASIDE HOUSE.—Design 1001M; in frame, $1,199 to $1,296; plans, $15; width over all; 25 ft. 6 in.; story heights, 9 ft. and 8 ft. in the clear. Special features: Good stained shingle effect. See page 65.

EMMETSBURG COTTAGE.—Design 1974-O; in frame, $550 to $656; plans, $5; width, 26 ft. 4 in.; story heights, 9 ft. Special features: Compact chimney arrangement; economical roof to build. See page 65.

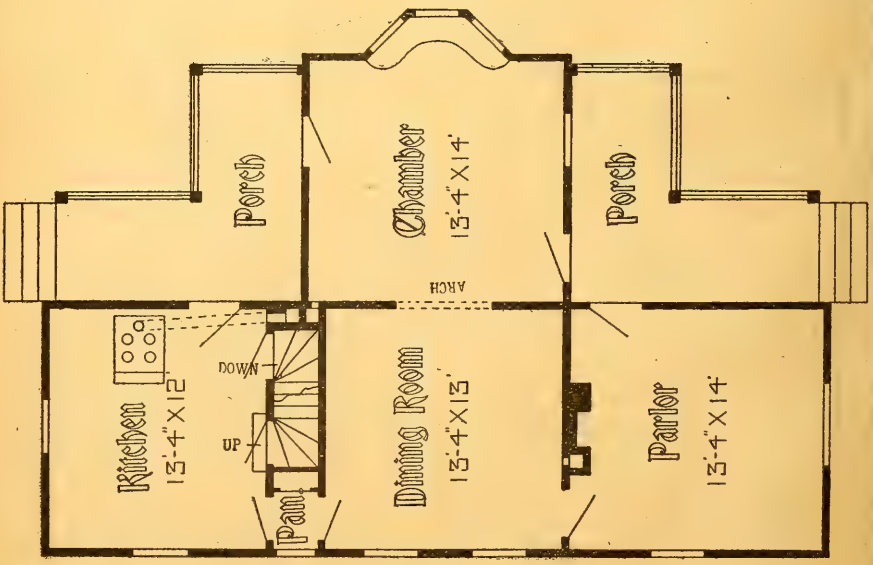


First Floor Plan

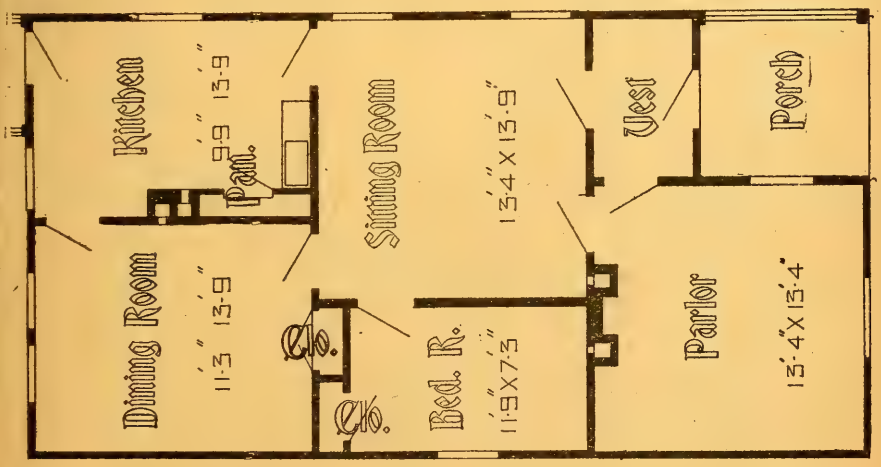
HERBERT C. CHIVERS
ARCHITECT-ST. LOUIS

Front Elevation

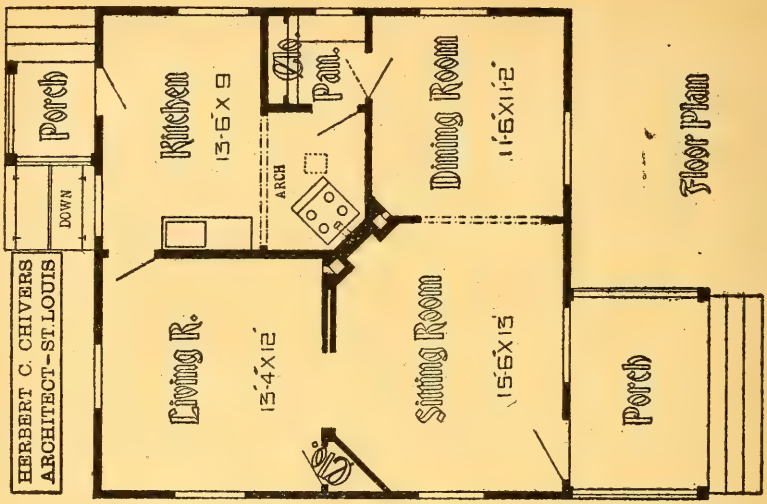
CHULA COTTAGE.—Design 100188-O; in frame, $550 to $790; plans, $10; width, 28 ft. 2 in.; width over all, 39 ft.; story heights, 10 ft. Special features: Ordinary plaining-mill construction; no pretension made to design. We have this in more attractive design. See page 65.



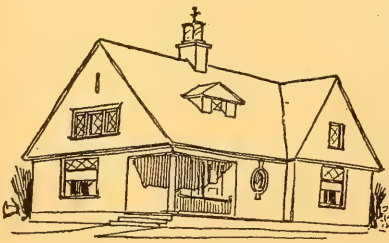
HORNLAKE COTTAGE.—Design 100193-O; in frame, $650 to $750; plans, $5; width, 22 ft. 1 in. by 42 ft. 10 in.; Story heights, 10 ft. Working plans show a more attractive exterior. See page 65.

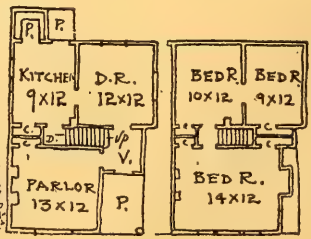


I have enclosed to you by mail under separate cover two photographs of my new house erected from your plans. I must say that my wife and I are highly pleased with it, and find it very convenient and cosy, and thank you for your skill in giving us such a good plan. It is the only house of the kind in the country. The photos I send are not good, but will show the general appearance. C. F. McCOY, West Union, Ohio.

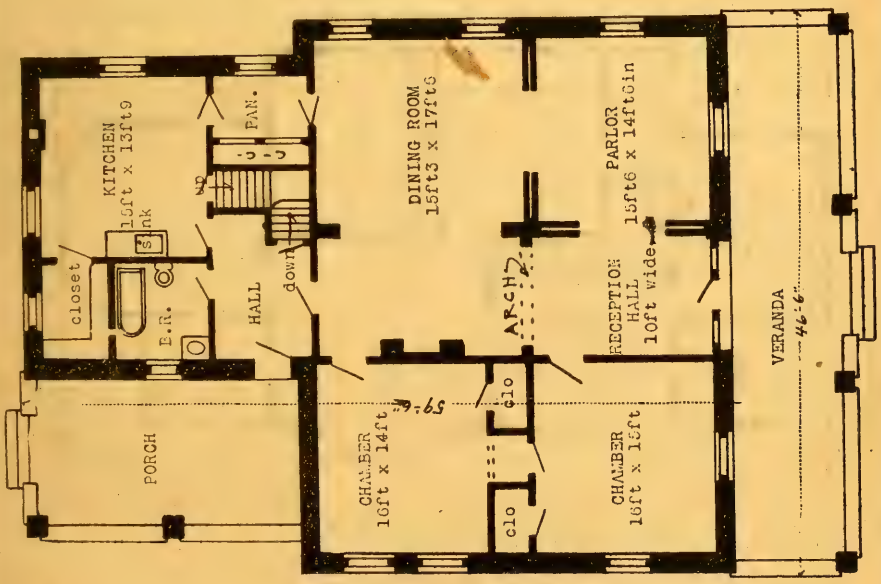


EAST SIDE COTTAGE.—Design 1295M; see Carrytown design on page 72 for exterior; in frame, $450 to $590; plans, $15; width over all, 28 ft. 4 in.; story heights, 9 ft. Special features: Square economical plan; ventilating hood for kitchen stove (see arch); good flue arrangement. See page 65.

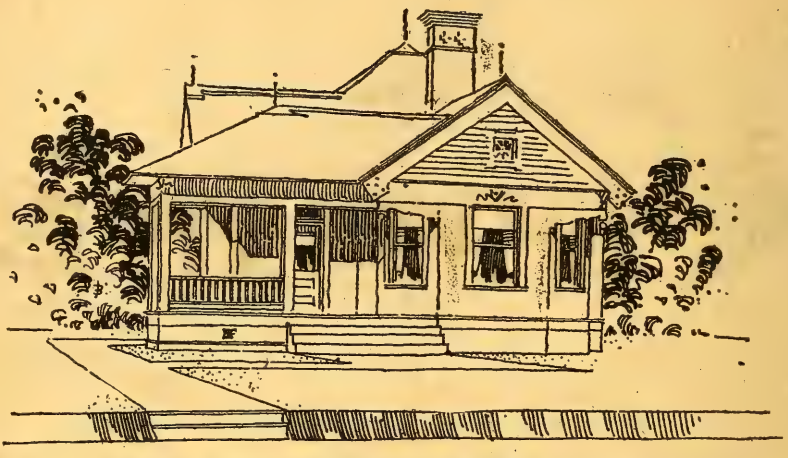


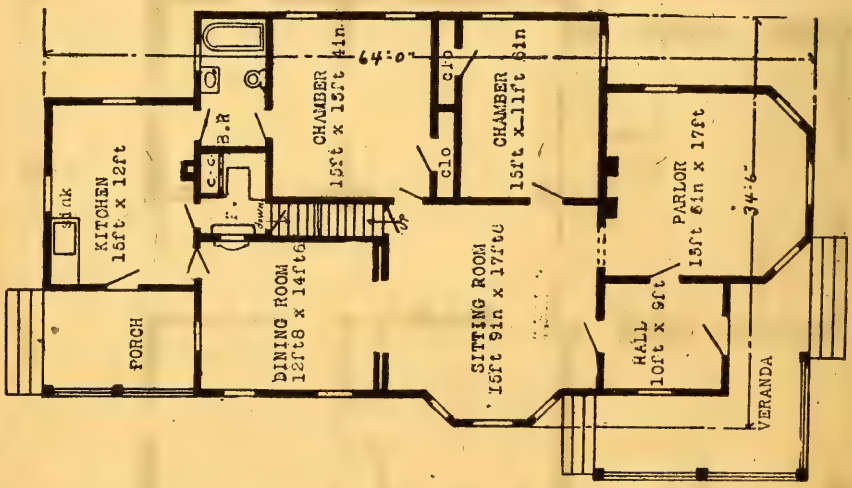


Cheap cottages. Plans, $10.

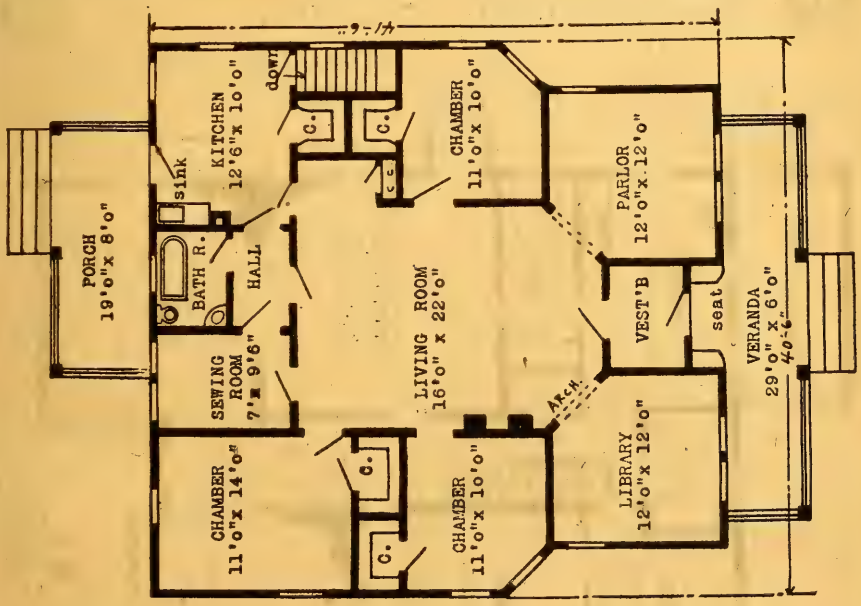


WARRENTOWN COTTAGE.—Design 2394M; cost in stone $2,500 to $3,290; plans $25. See Clifton Springs cottage.



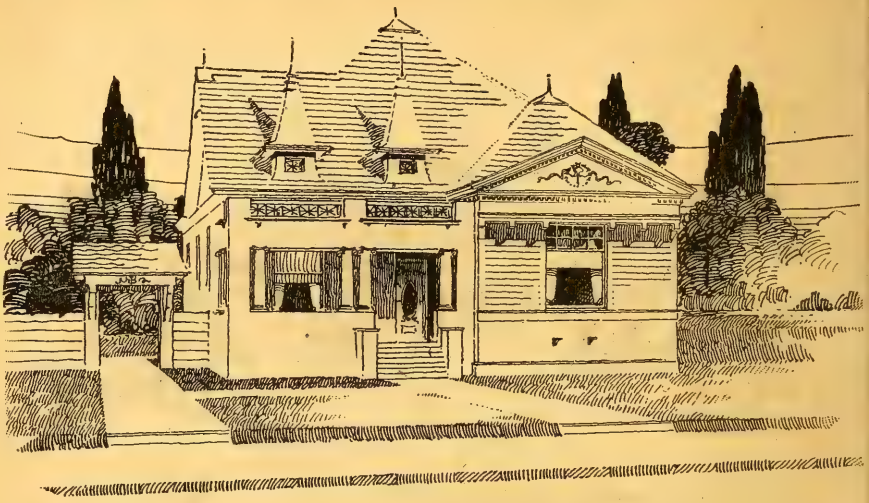


BRICEVILLE COTTAGE.—Design 2395M; cost in frame $1,192 to $1,280; plans $8. See page 65.

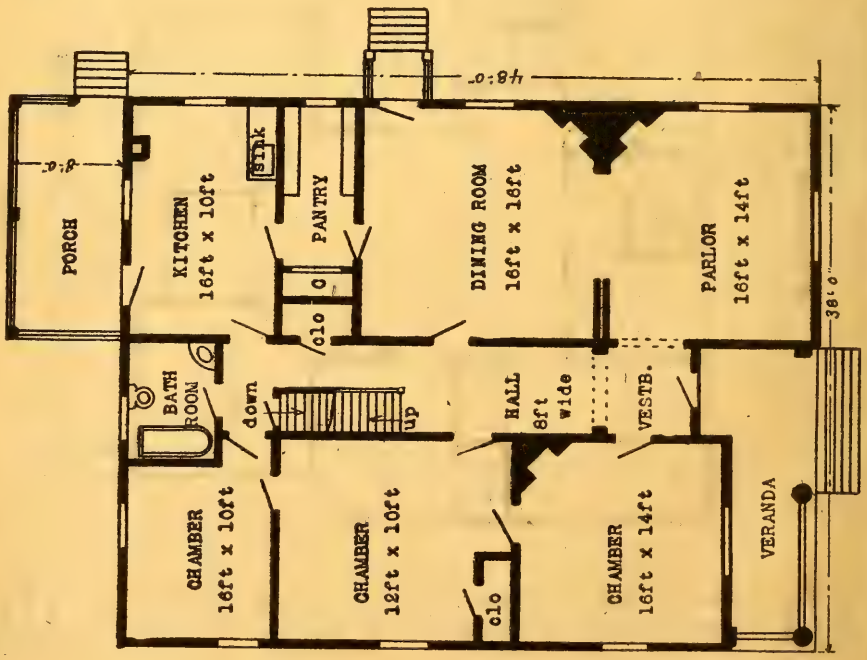


LEWISBURG COTTAGE.—Design 2396M; cost in frame $1,892 to $2,290; plans $20. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

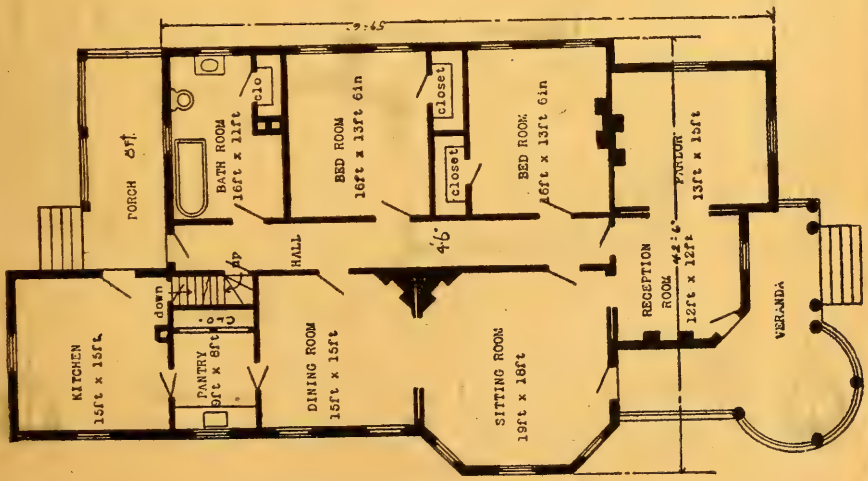


WINSTON COTTAGE.—Design 2398M; cost in frame $1,390 to $1,482; plans $10. See page 65.

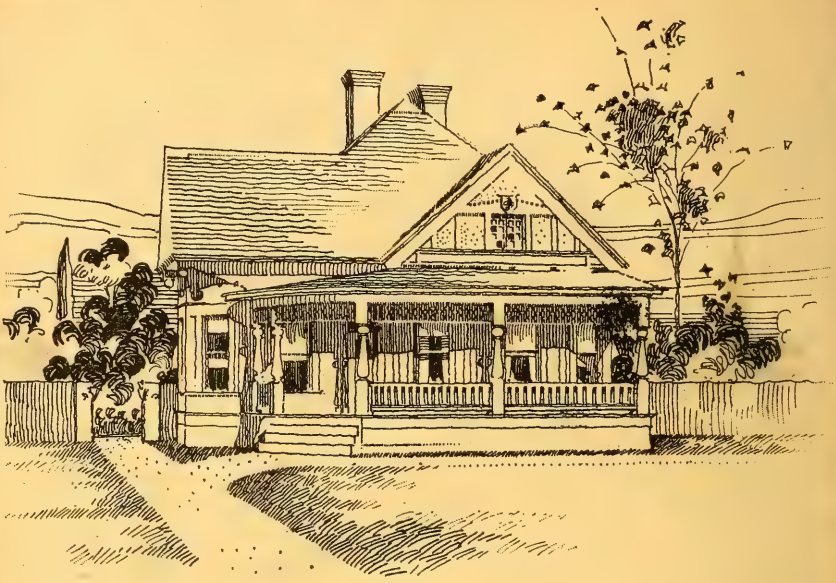


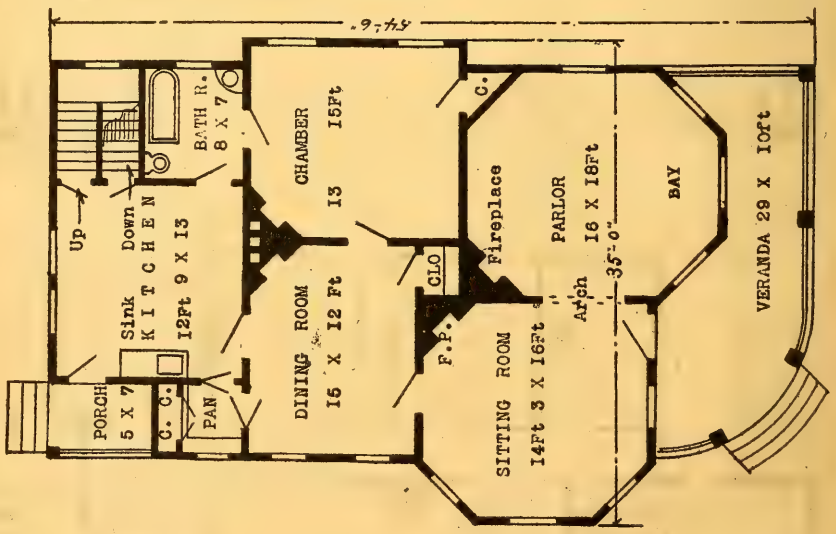
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

YADKIN COTTAGE.—Design 2399M; cost in brick with 9-inch wall $2,580 to $3,000; plans $25.

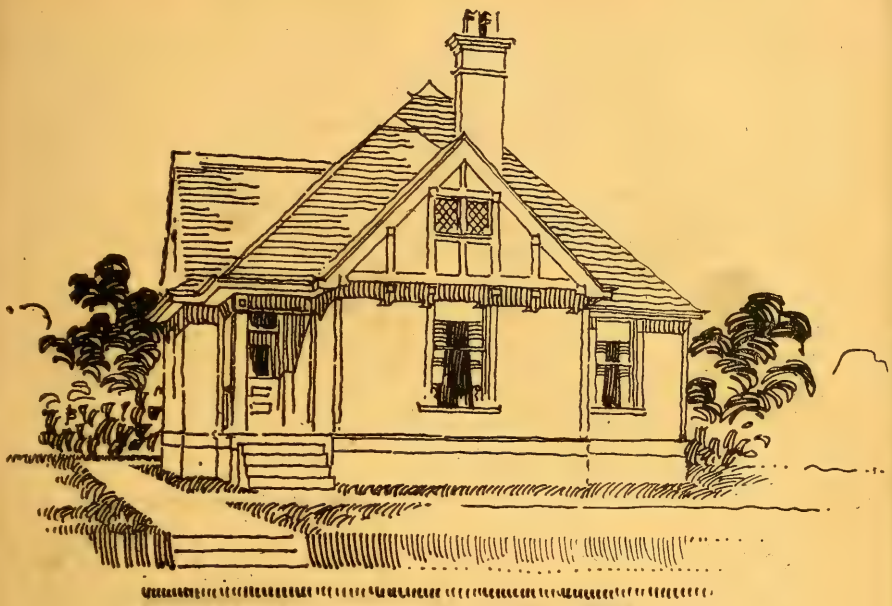


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

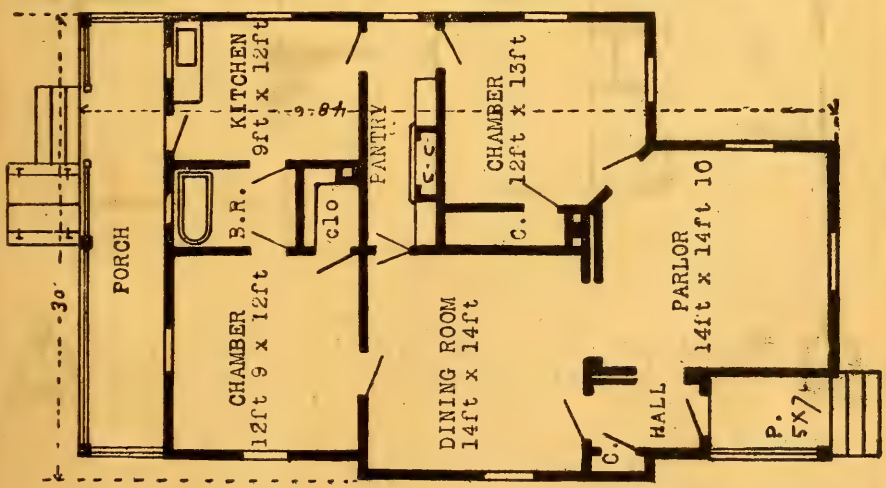




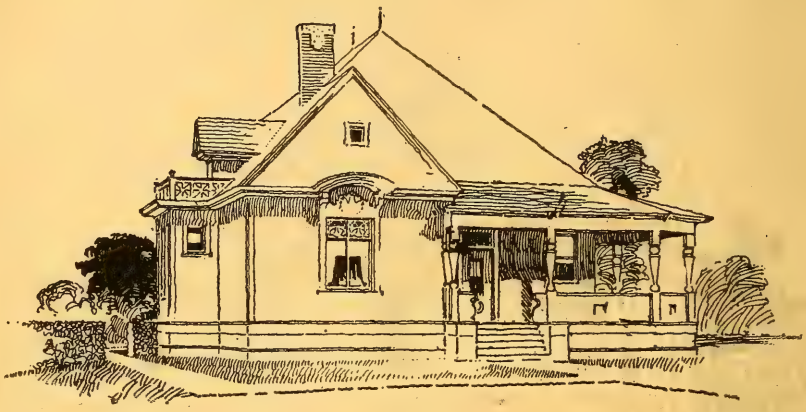
YERGER COTTAGE.—Design 2400M; cost in frame $992 to $1,080; plans $10. See page 65.

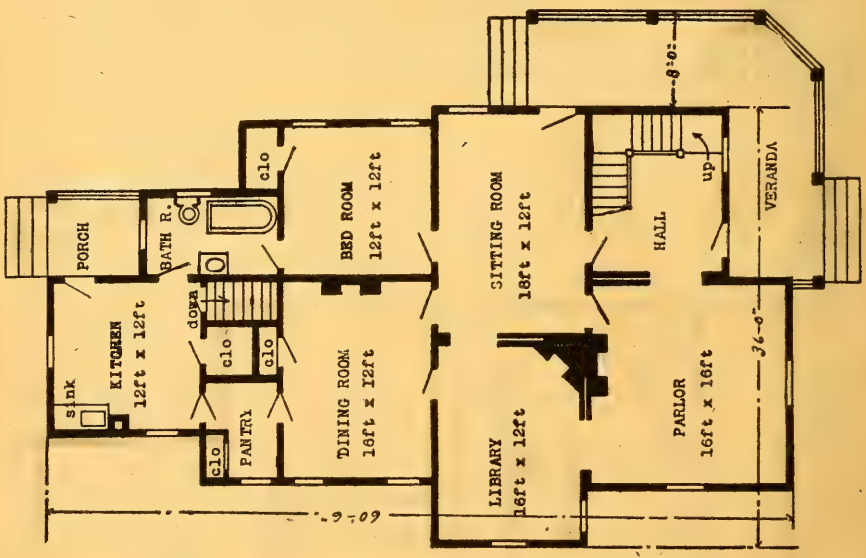


ZORAH COTTAGE.—Design 2401M; cost in frame $692 to $740; plans $5. See page 65.

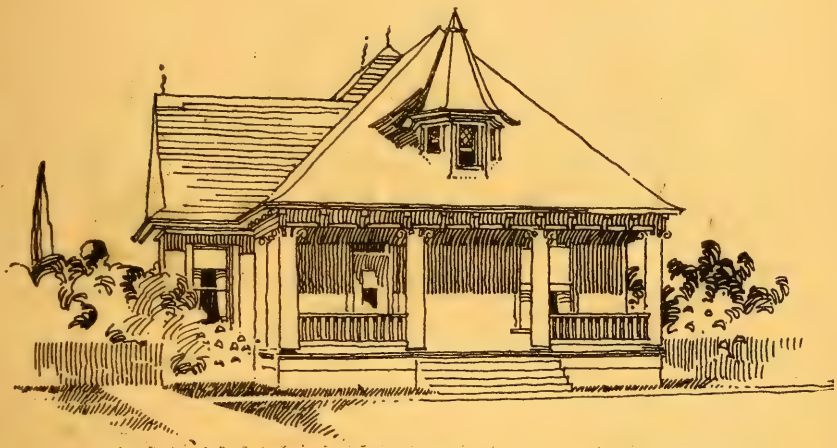


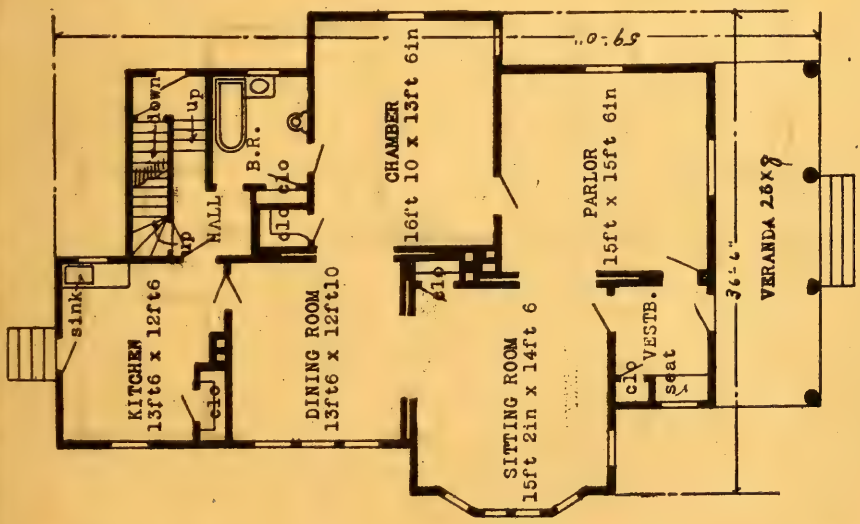
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



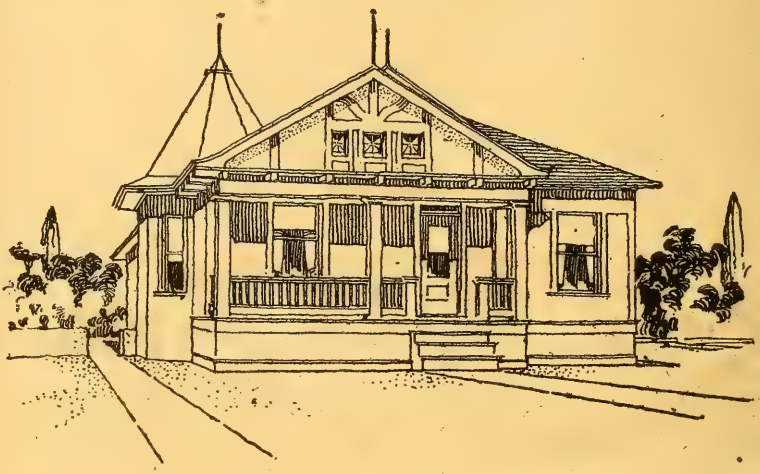


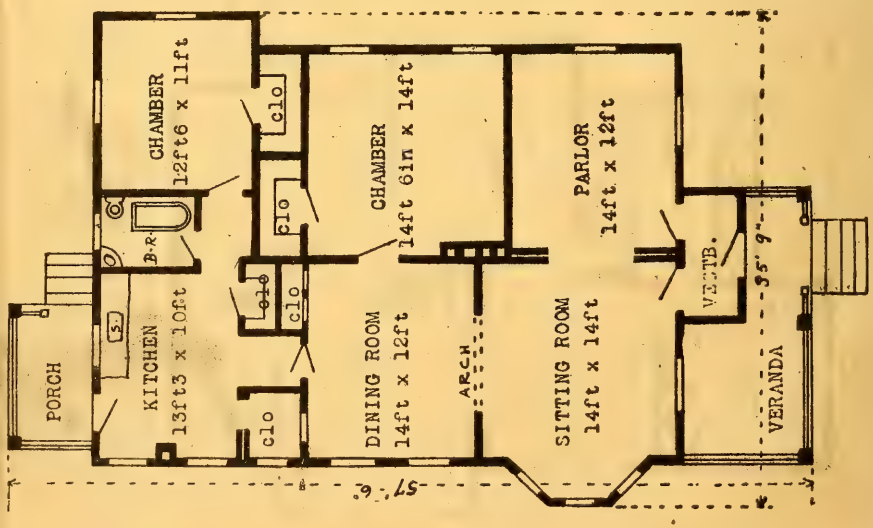
PINO COTTAGE.—Design 2402M; cost in frame $1,292 to $1,380; plans $10. See page 65.



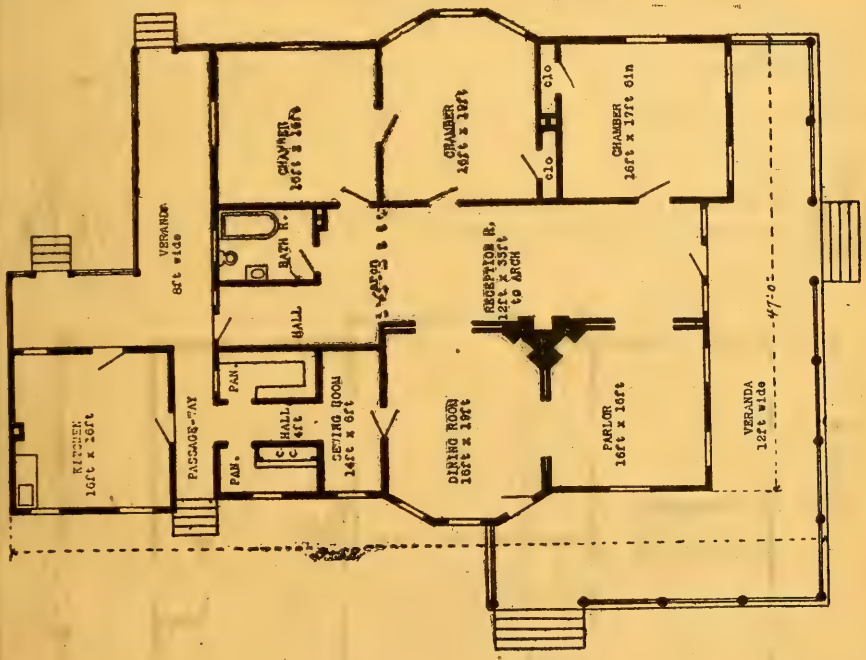


PROCTOR COTTAGE.—Design 2303-O; cost in frame $1,180 to $1,240; plans $10. See page 65.





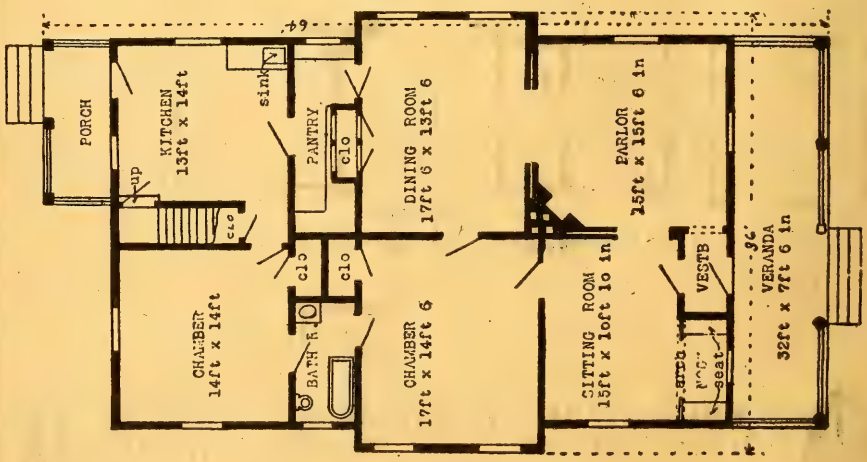
RAYWOOD COTTAGE.—Design 2404M; cost in frame $980 to $1,040; plans $10. See page 65.



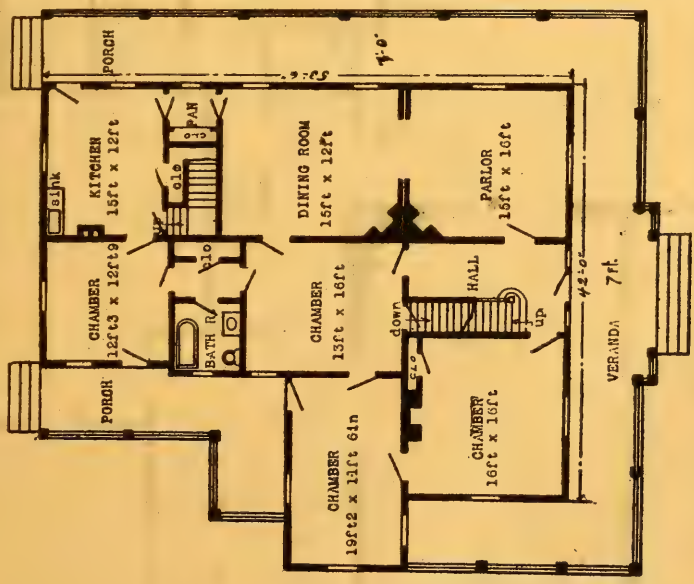
RONDA COTTAGE.—Design 2405M; cost in frame $1,892 to $1,980; plans $20. A good Southern cottage. See page 65.

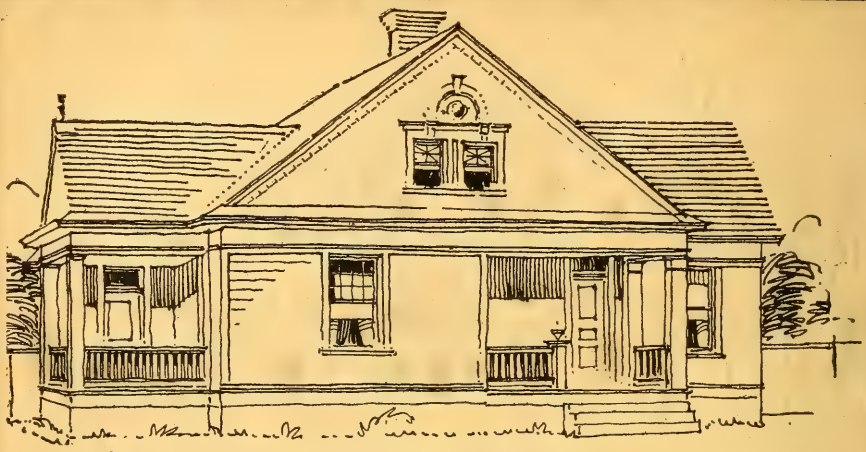
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

RUTHERFORD COTTAGE.—Design 2406M; cost in frame $1,180 to $1,292; plans $10. See page 65.

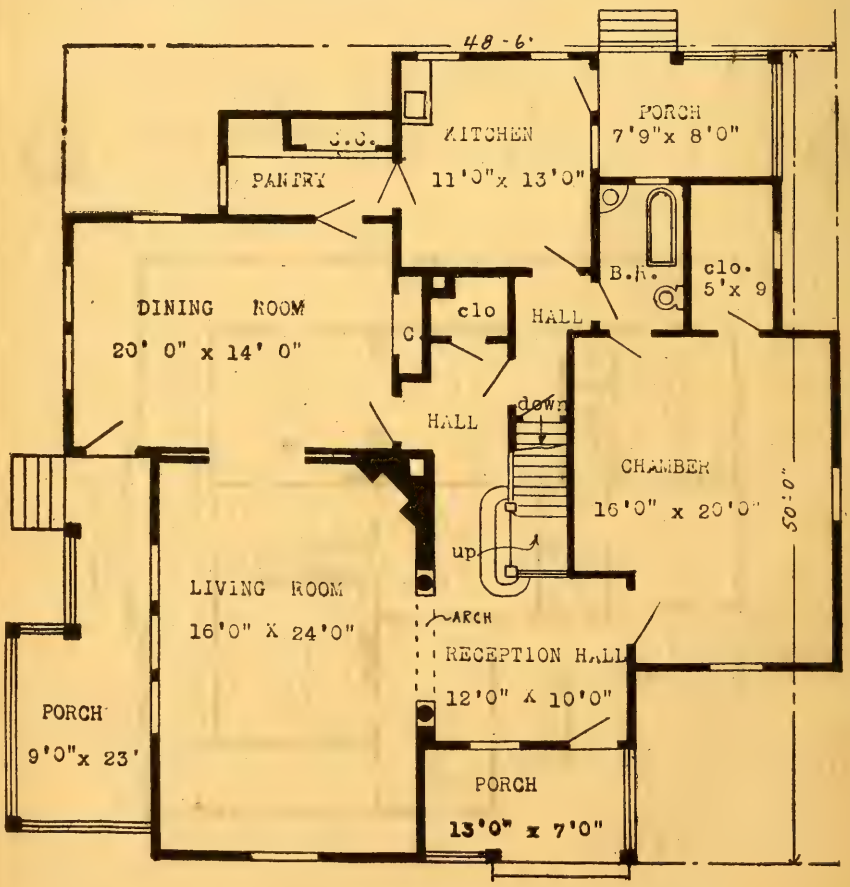


SHANNON COTTAGE.—Design 2407M; cost in frame $1,792 to $1,800; plans $10. See page 65.

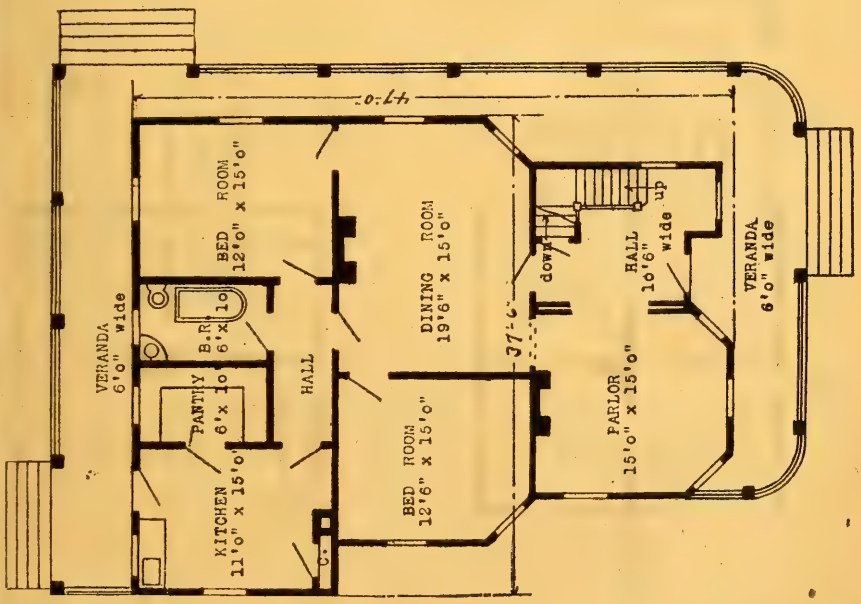




STONY POINT COTTAGE.—See page 111.

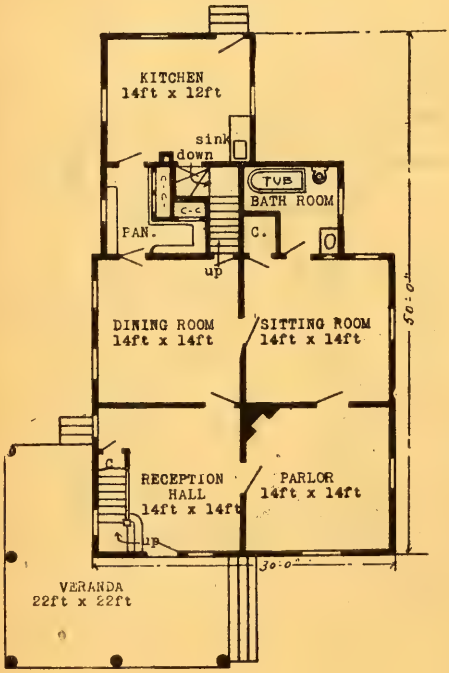


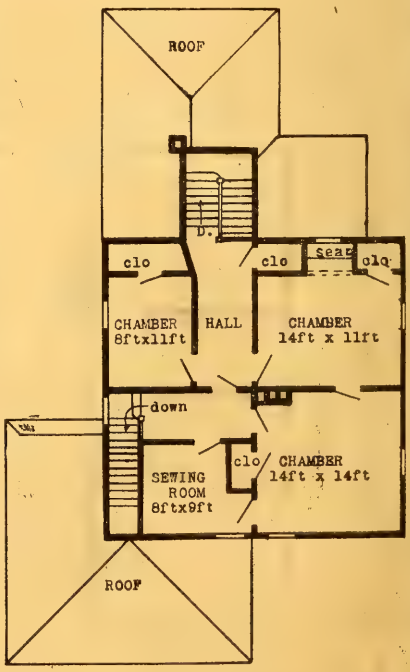
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



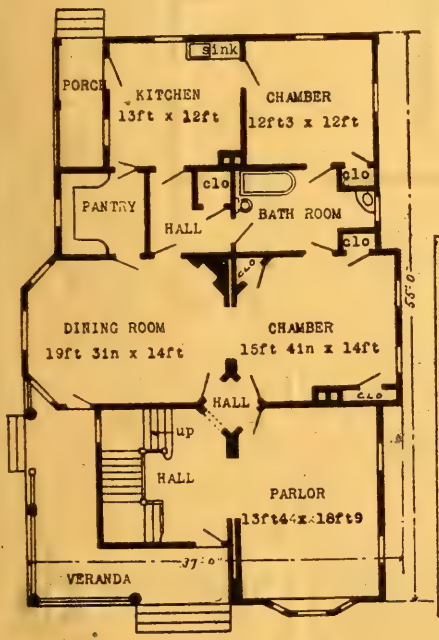
KERSHAW COTTAGE.— Design 2407-O; cost in frame $1,492 to $1,560; plans $10. See page 65.

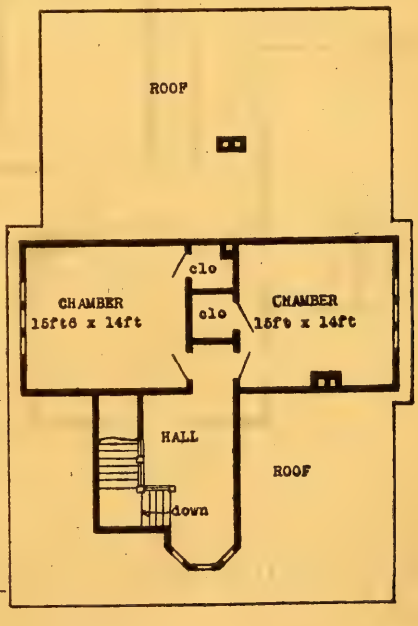
STONY POINT COTTAGE.—See opposite page, 110. Design 2409M; cost in frame $1,098 to $1,140; plans $10.



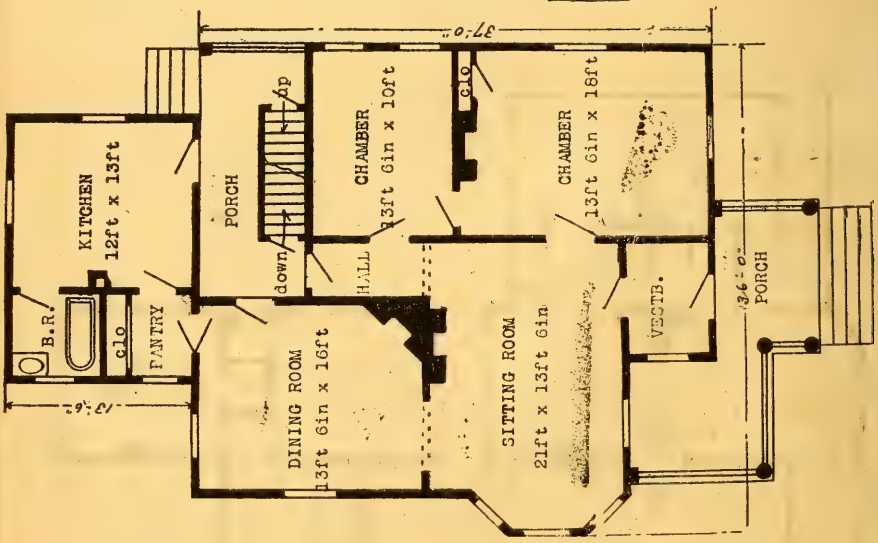


BORDEAUX COTTAGE.—Design 2410M; cost in frame $1,392 to $1,480; plans $10. See page 65.



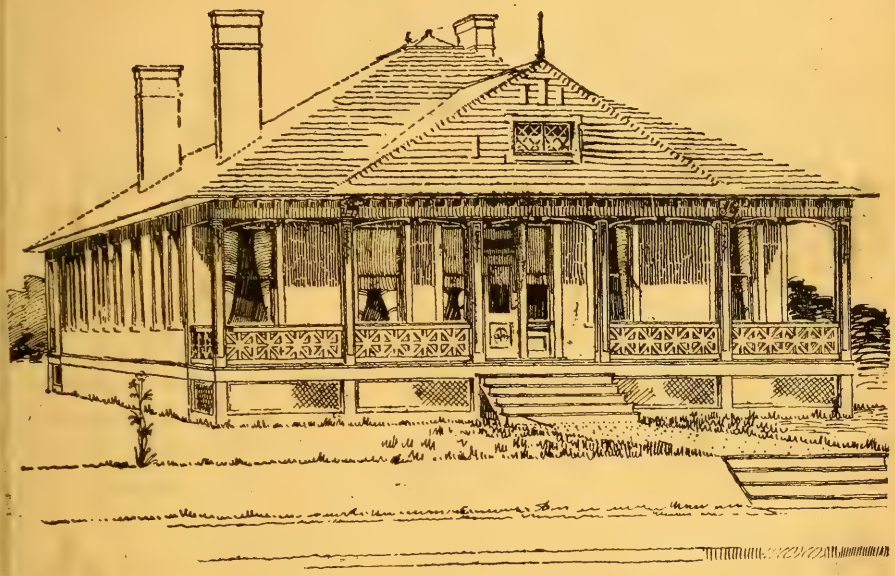


CORONOCA COTTAGE.—Design 2410-O; cost in frame $1,492 to $1,560; plans $10. See page 65.

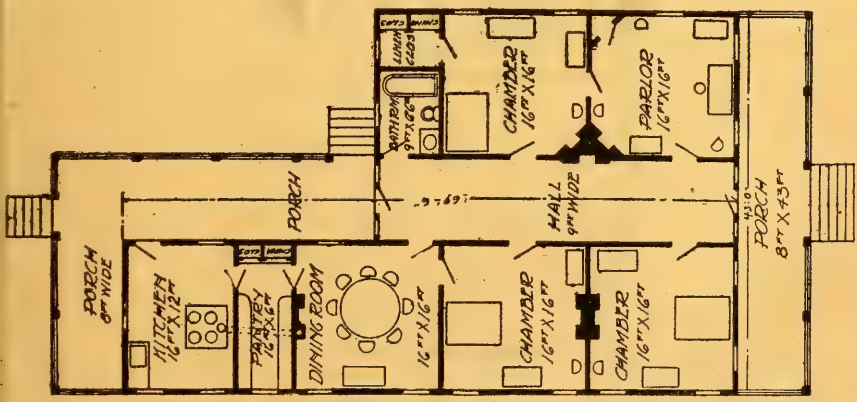


DAWKINS COTTAGE.—Design 2410M; cost in frame $1,290 to $1,340; plans $20. See page 65.

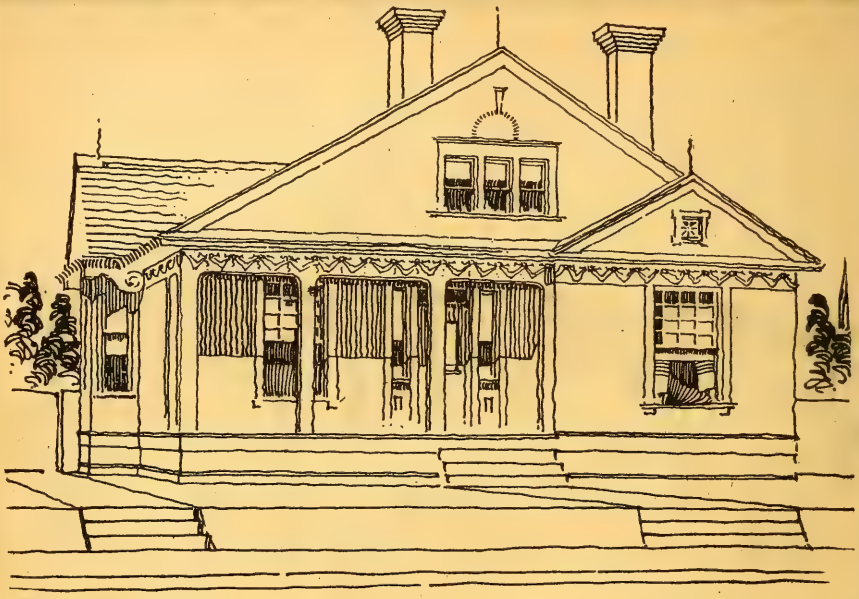
Plans and specifications and details for residence came to hand promptly and I am well pleased with them. They are much more full and complete in most respects than I had expected.—Wm. Stove Devol, Redlands, Cal.



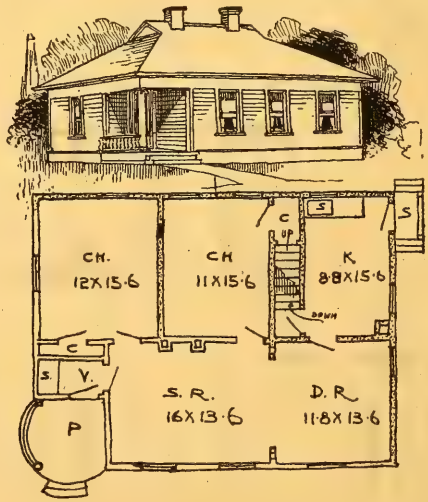
DYSON COTTAGE.—Design 2413M; cost in frame $1,180 to $1,240; plans $15. See page 65.



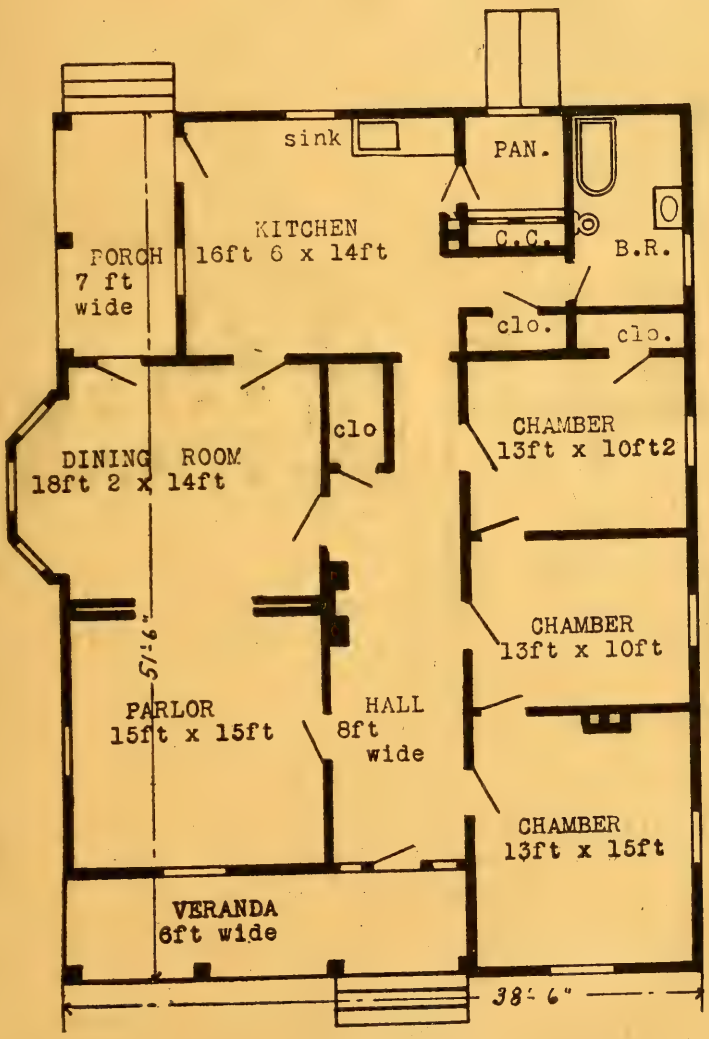
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



EZELL COTTAGE.—See page 117. Design 2414M; cost in frame $1,190 to $1,298; plans $10; See page 65.

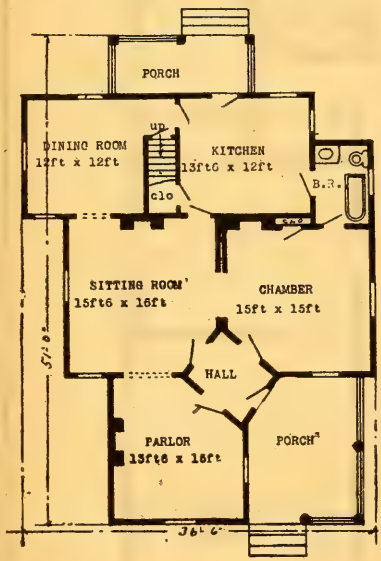


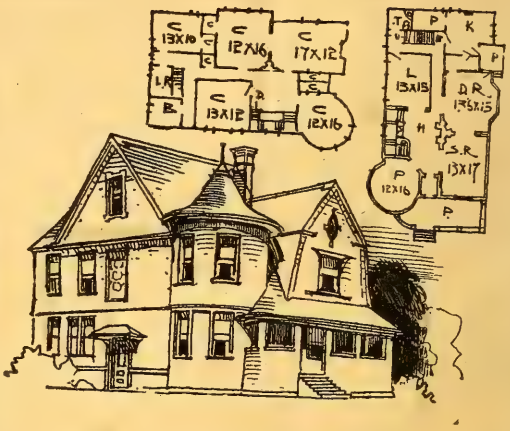
FILBERT COTTAGE.—Design 2415M; cost in frame $698 plans $10. See page 65.



EZELL COTTAGE.—See opposite page, 116.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

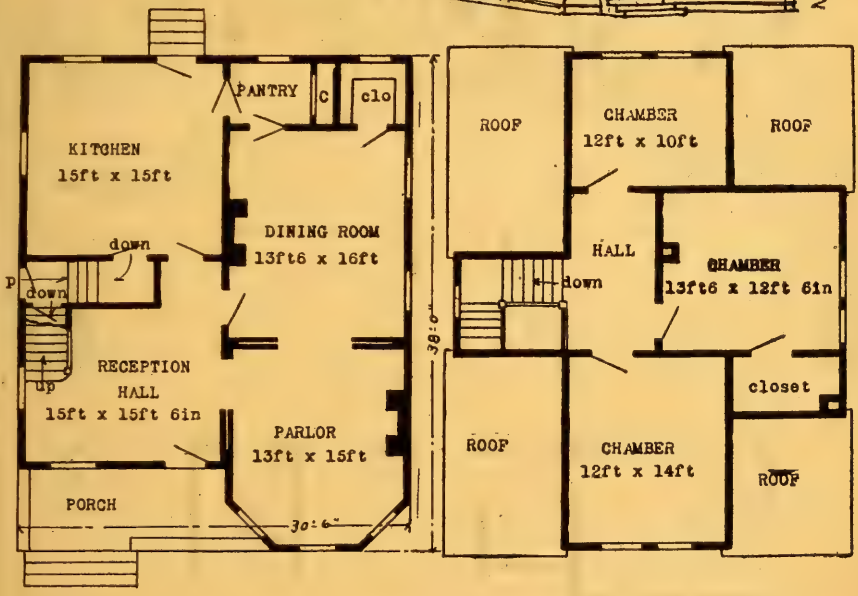




GAFFNEY RESIDENCE.—Design 2417M; cost $2,286 to $2,940; plans $30. See page 65.

FREDONIA COTTAGE.—Design 2416M; cost in frame $1,080 to $1,190; plans $15. See page 65.

My house shows up much better than the small rough sketch in your book showed. Although I selected this building as a well balanced design, I am still more agreeably surprised with the fine execution of detail work, which your working drawings so clearly show.—A. F. Bauer, Ft. Madison, Ia.

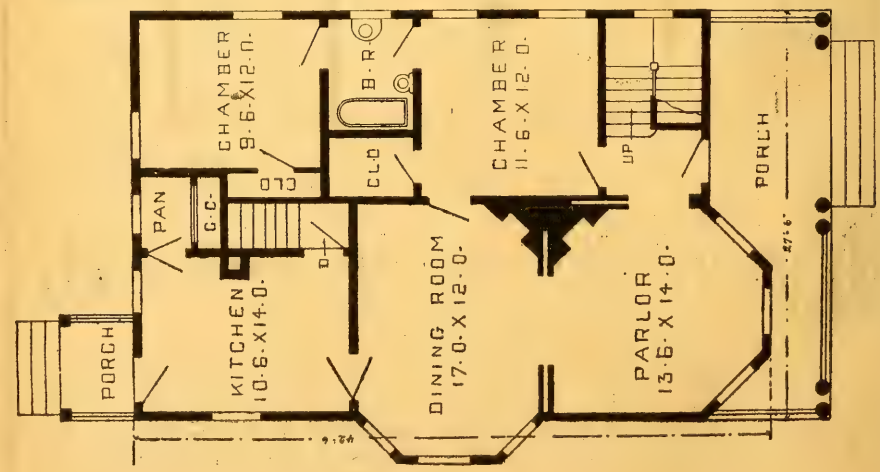


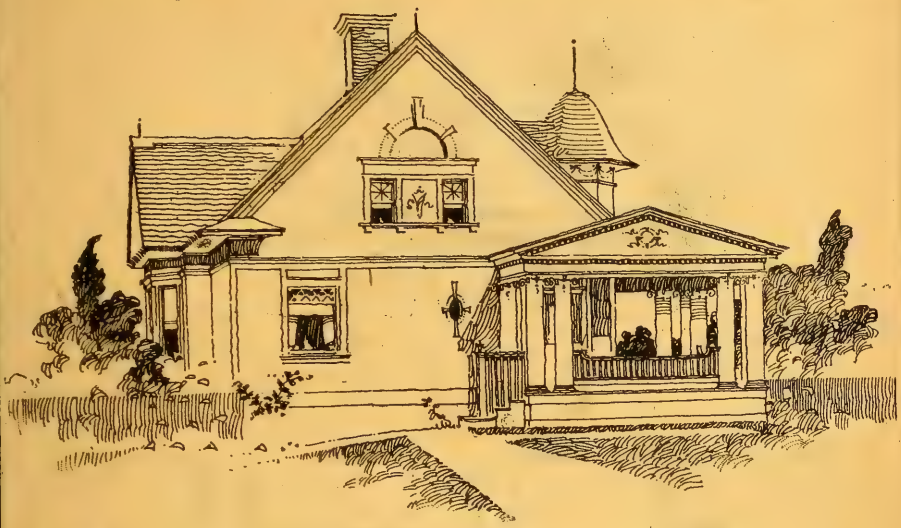
GOURDIN COTTAGE.—Design 2418M; cost in frame $1,190 to $1,280; plans $15. See page 65.

The special plans, specifications and full size details were well worth the investment and I would not build without plans for ten times their cost.

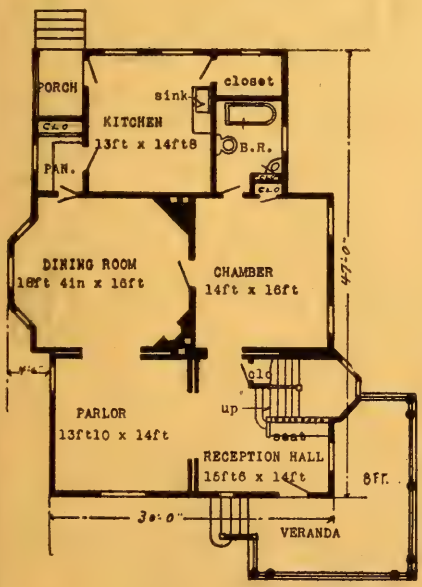
G. R. RUCKER, Checotah, I. T.

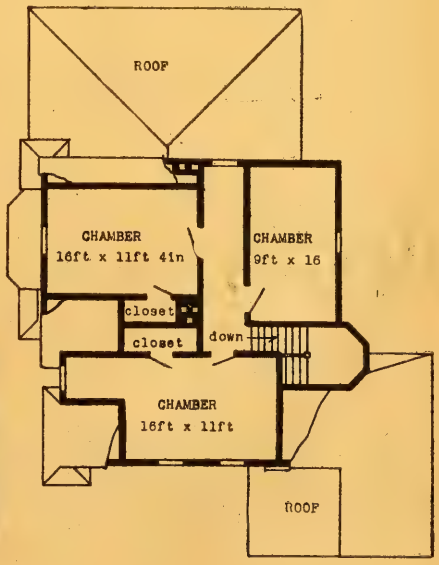
HIBERNIA RESIDENCE.—Design 2419M; cost in frame $980 to $1,140; plans $10. See page 65.



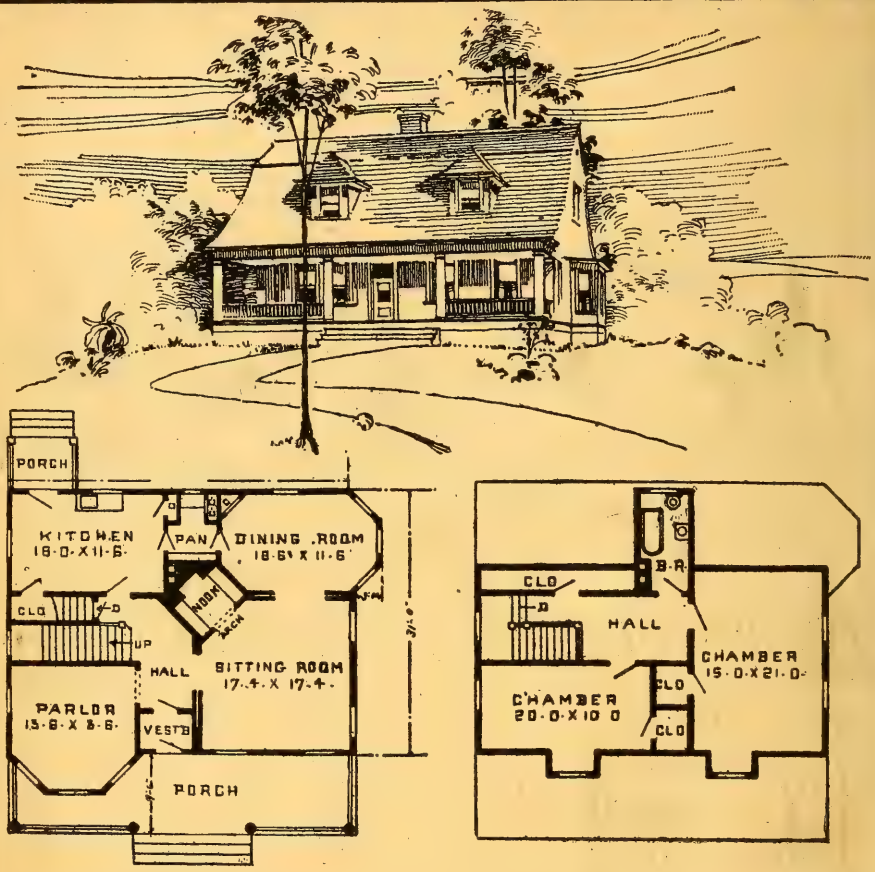


HONEYHILL COTTAGE.—Design 2420M; cost in frame $1,190 to $1,289; plans $10. See page 65.





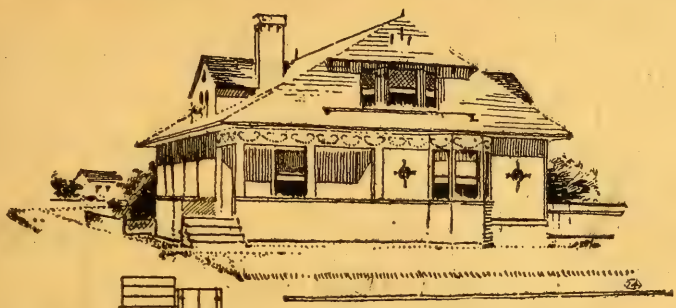
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

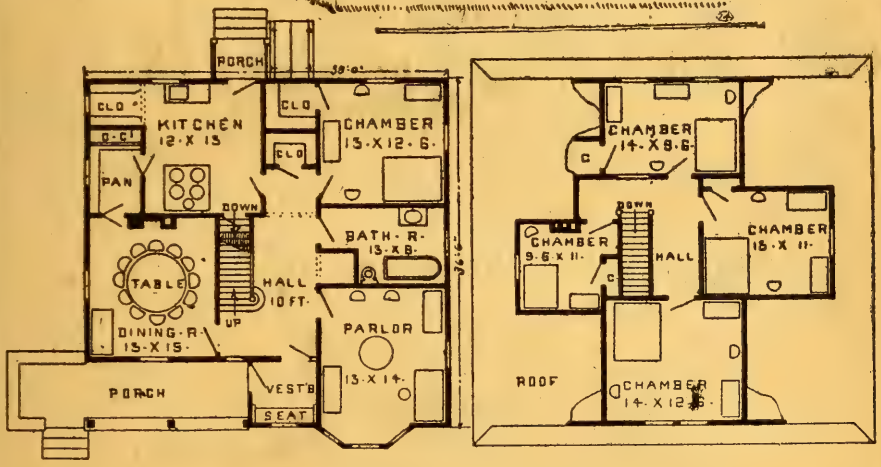


HORNSBORO COTTAGE.—Design 2421M; cost in frame $1,492 to $1,560; plans $15. See page 65.

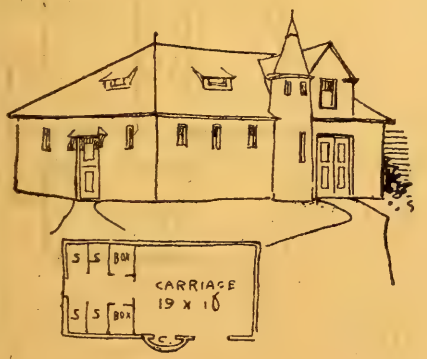
I consider I have the best arranged house in this county, and it is so pronounced by every one that visits me. I am more than pleased with the construction of same, and your courteous and prompt method of doing business has met with my general approval. Yours with respect,

J. KESSLER, General Merchandise.



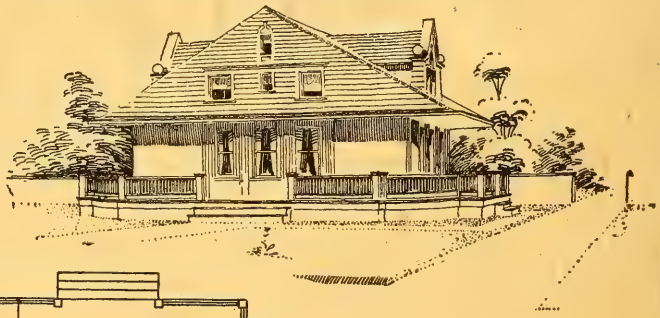


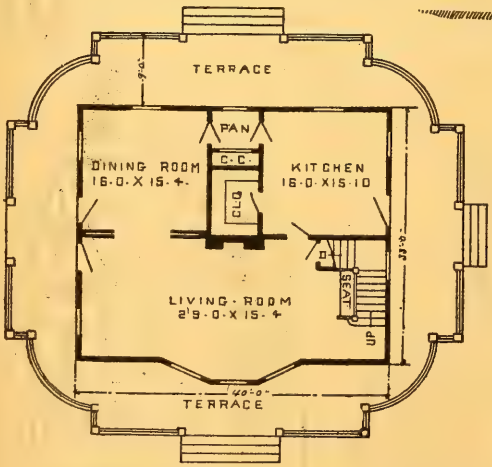
JORDONVILLE COTTAGE.—Design 2422M; cost in frame $1,390 to $1,480; plans $10. See page 65.

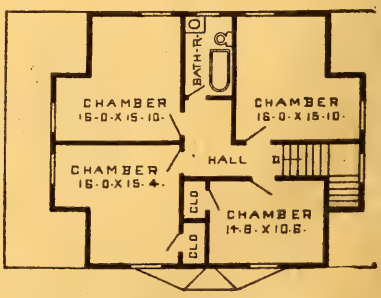


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

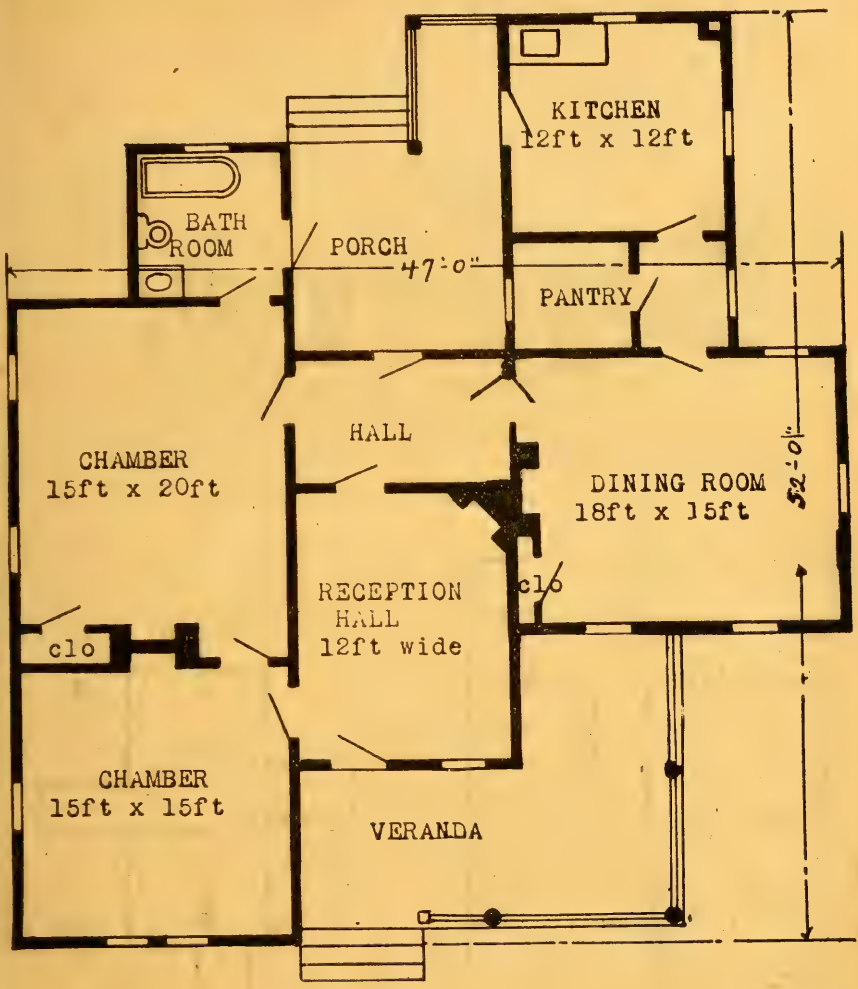
KINGSTREE COTTAGE.—See page 125.





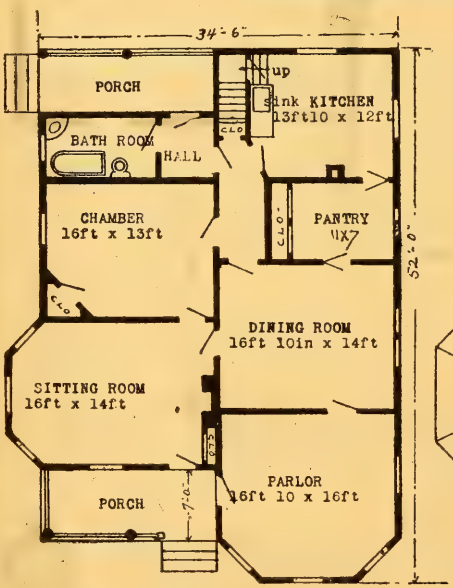


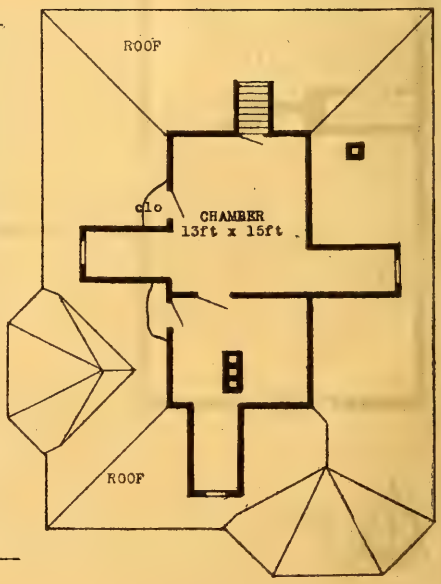
MAYNARD COTTAGE.—Design 2425M; cost in frame $1,362 to $1,450; plans $10. See page 65.



KINGSTREE COTTAGE.—(See page 124). Design 2422M cost in frame $1,192 to $1,295; plans $10. See page 65.

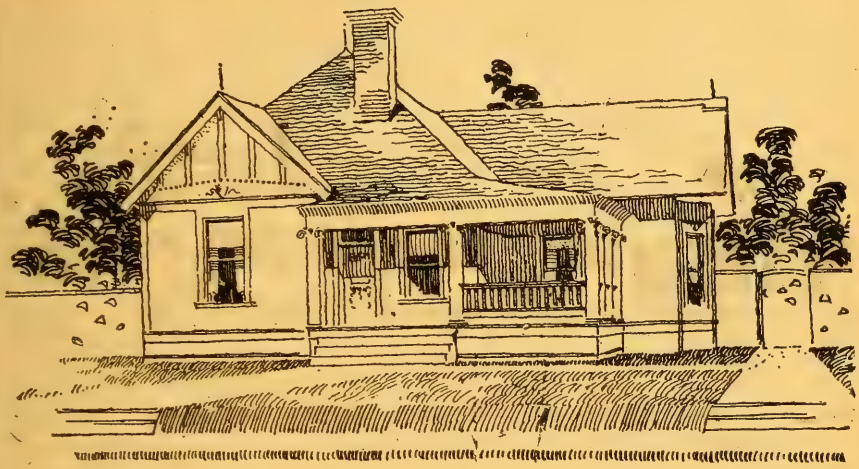
Am well pleased with plans bought of you.—W. J. Edwards, Union City, Tenn.



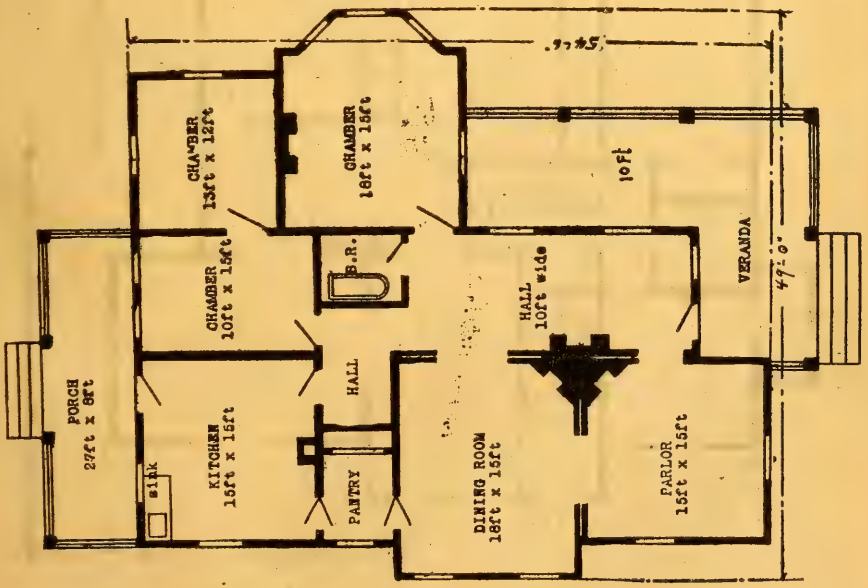


NEW ZION COTTAGE.—Design 2420M; cost in frame $1,290 to $,1380; plans $10. See page 65.

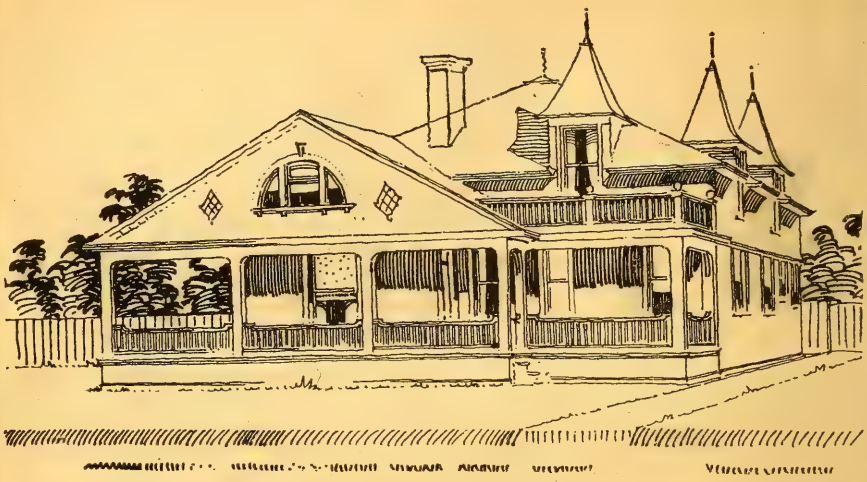
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



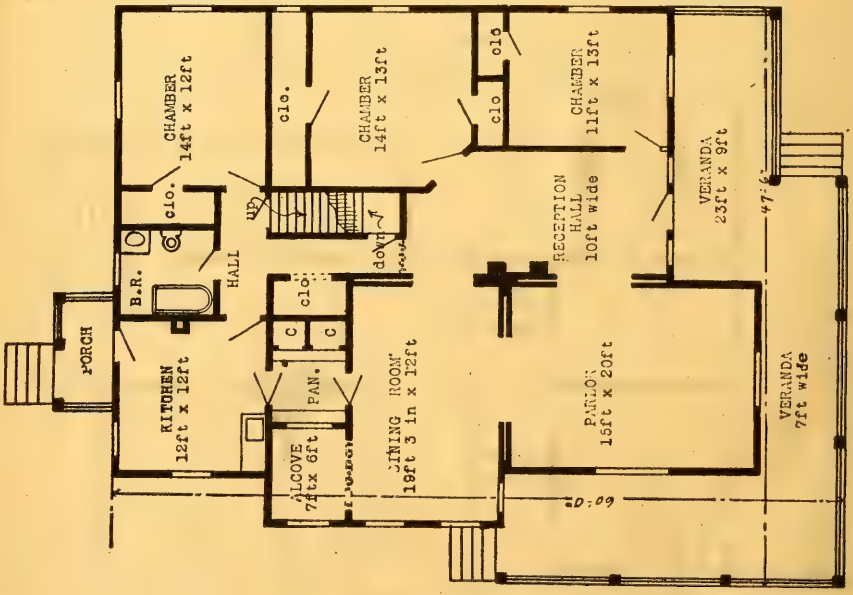
PACOLET COTTAGE.—Design 2427M; cost in frame $1,190 to $1,285; plans $10. See page 65.



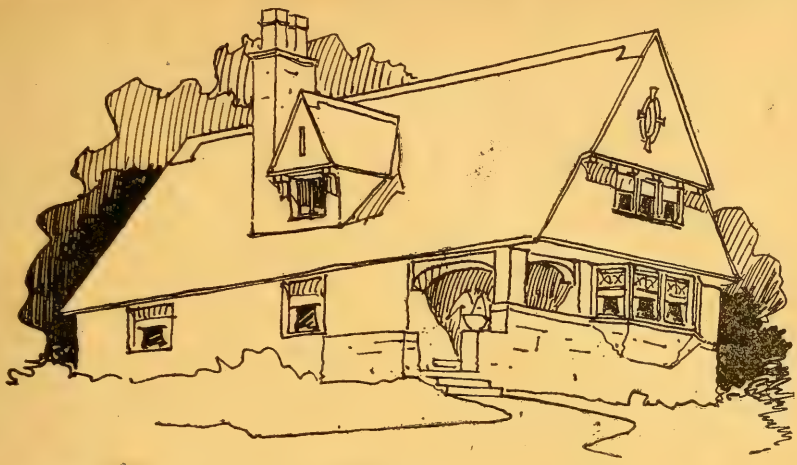
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



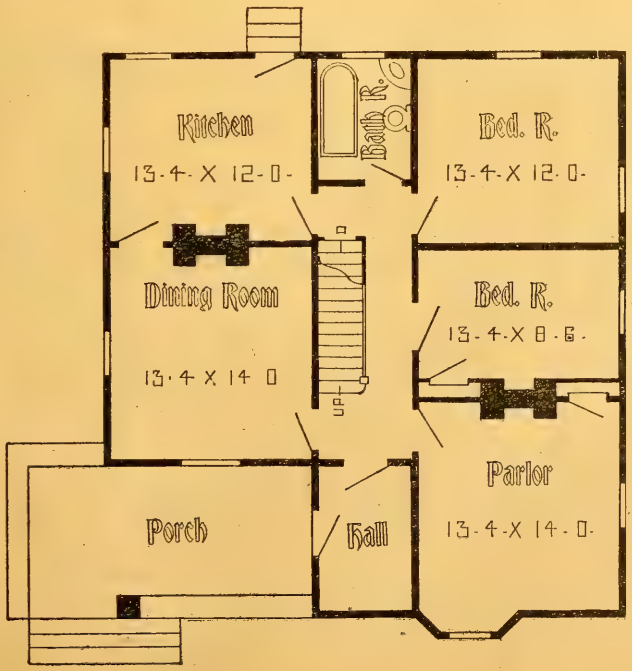
PINDOR COTTAGE.—Design 2242-O; cost in frame $1,392 to $1,590; plans $10. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

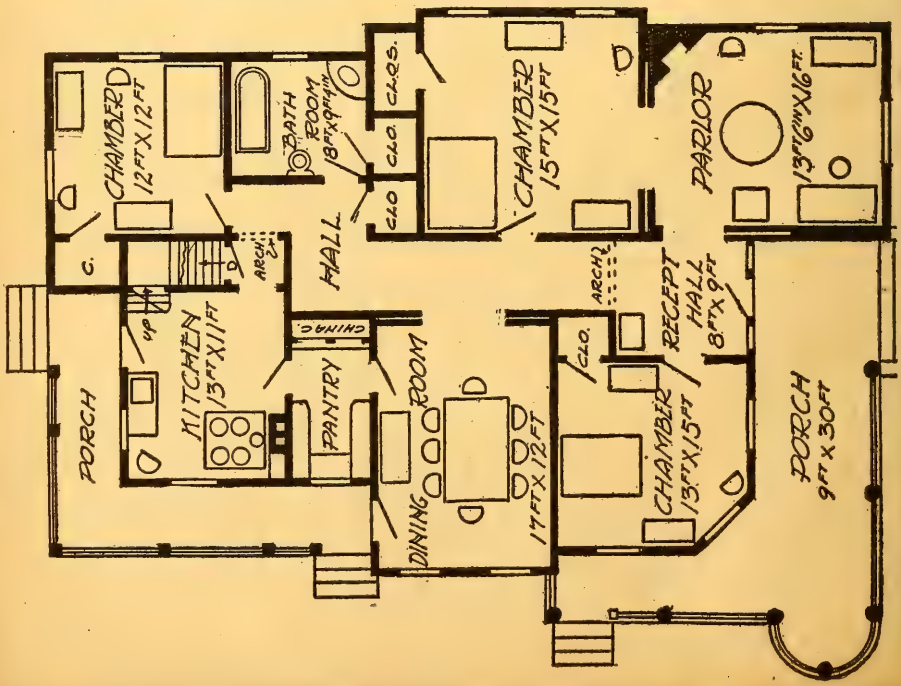


ROCHESTER COTTAGE.—Design 1742-O; in frame, $879 so $998; plans $10; width, 34 ft. 6 in. by 39 ft.; width over all, 46 ft.; two rooms, 15 ft. 8 in. by 18 ft. and 15 ft. 8 in. by 12 ft., above.; story heights, 9 ft. 4 in.; 9 ft. in the clear. Special features; Stone work in front comes up to window sill, all is corbelled-out for oriel window, giving a substantial effect. See page 65.



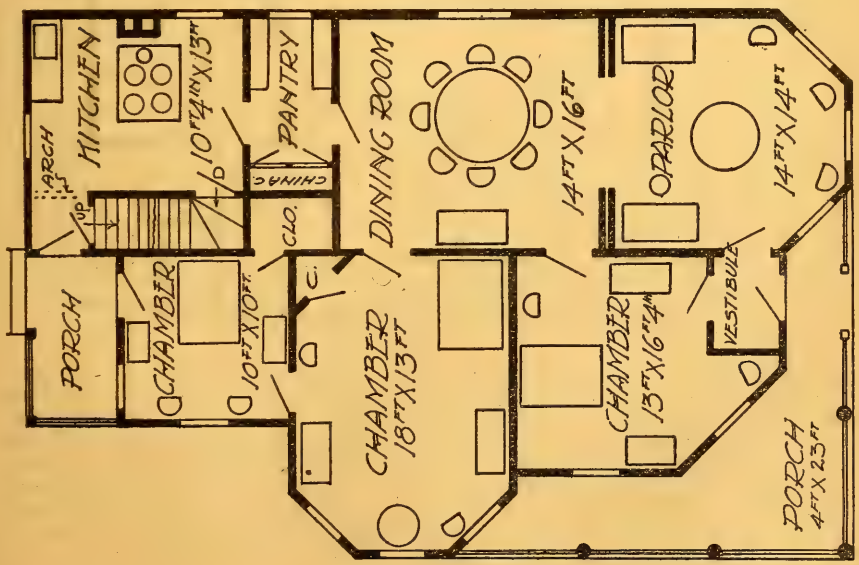
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

PENFIELD COTTAGE.—Design 100,035-O; width, 42 ft.; cost $1,692 to $1,842; story heights, 1st 10 ft. cellar 7 ft. under rear of house. Special features: Large rooms and bath; pleasant outlook to front chamber; plenty of closets; attractive porch; convenient rear stairs. See page 65.

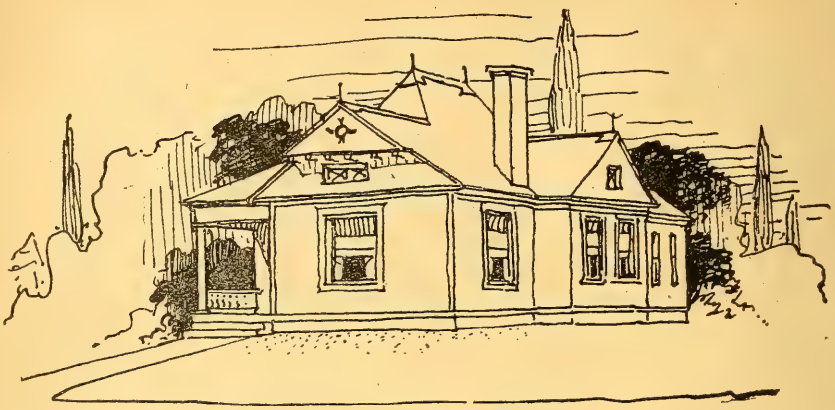


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

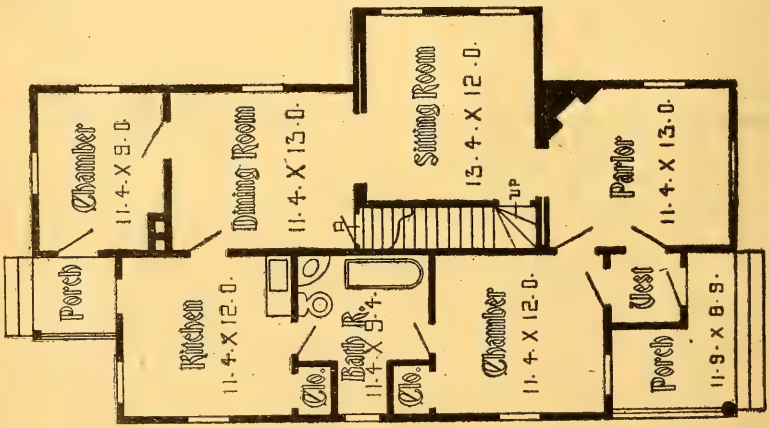
BLYVILLE COTTAGE.—Design 100,034-O; size 34x51; cost, $1,000 to $1,200; story heights, 10 ft. Special features: Pleasant outlook to chambers, and spacious porch; space for one large room above. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

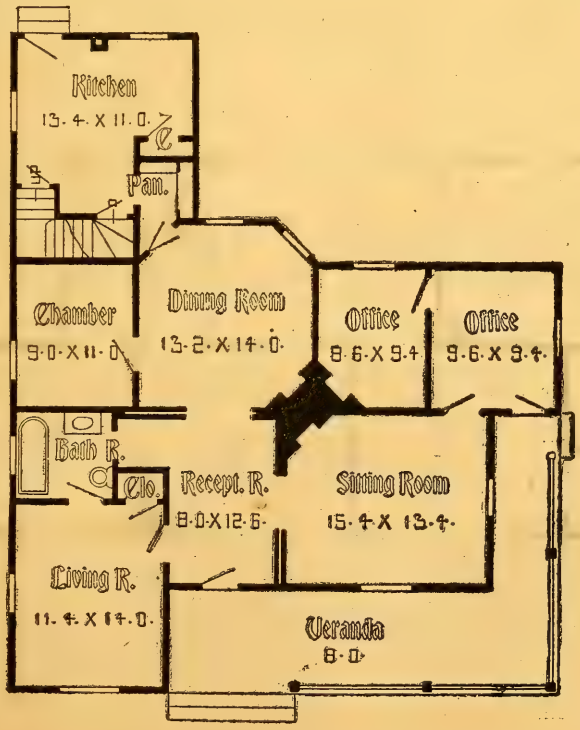


CLINTON COTTAGE.—Design 1767-O; in frame, $998 to $1,098; plans, $10; width over all, 31 ft. 4 in.; story heights, 11 ft. Special features: Convenient bath-room. See page 65.

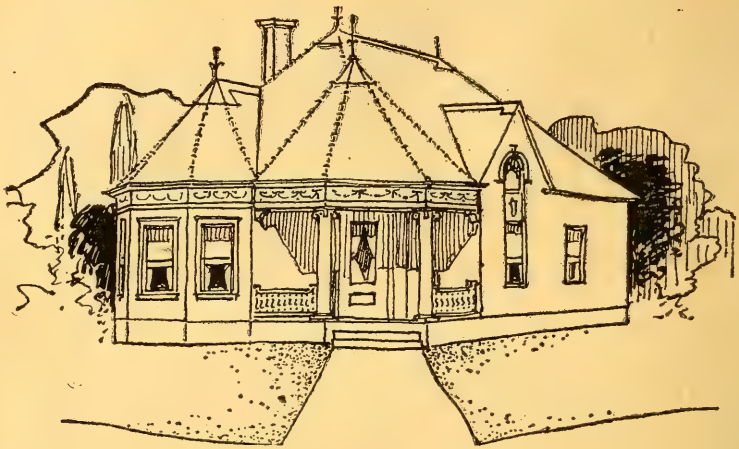


After having plans furnished by you for my house I feel it due you and your work to make some statement relative to same. I found plans and specifications absolutely correct in every respect. I could have paid twice what I did for plans and then found them a great saving of time, material and money. It isn't worth while, though, for me to state that I am well pleased with your work, for you will find enclosed check and order for a second plan which will demonstrate the fact. REV. F. H. QUINN, Fayette, Mo.

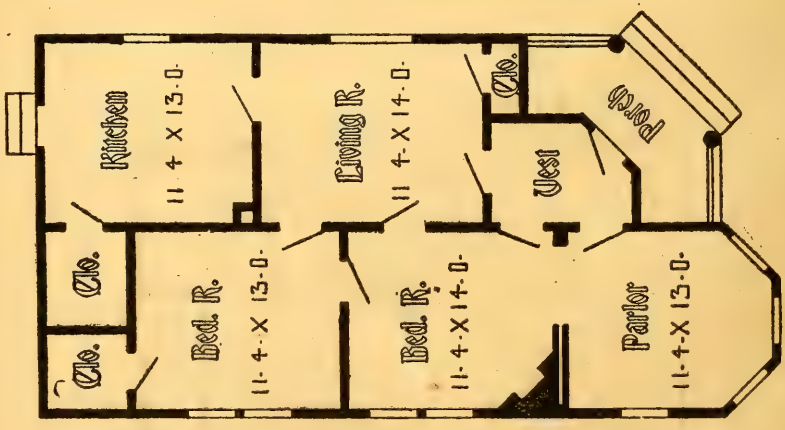
PHYSICIAN'S RESIDENCE AND OFFICE. — Design 1752M; in frame, $1,298 to $1,590; plans, $15; width over all, 42 ft. 8 in.; story heigets, 10 ft. Special features: Large central sitting-room which is available for office or residence. Compact fire-place arrangement, neat simple exterior. (See index for other physicians' houses.) See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



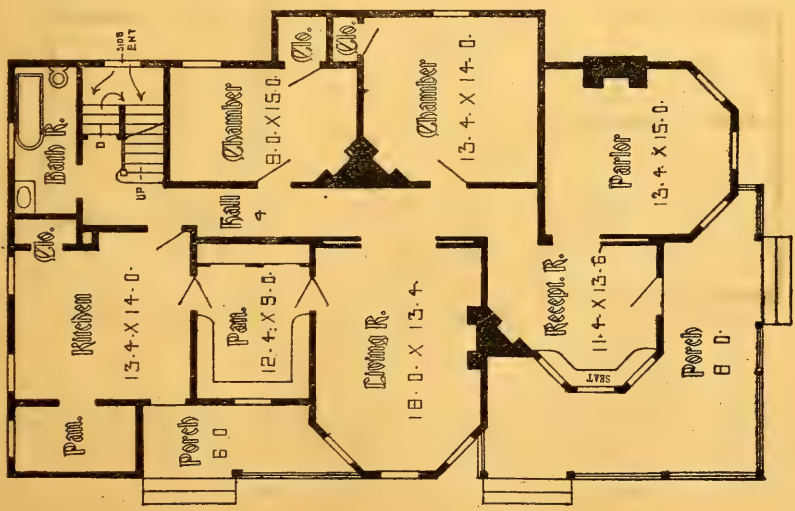
RICHMOND COTTAGE.—Design 1766-O; in frame, $798 to $892; plans, $5; width, 24 ft. 2 in.; story heights, 9 ft. 6 in. (cut down by roof to 4 ft. at walls.) Special features: Economical flue connections, and 11 ft. verandas. See page 65.



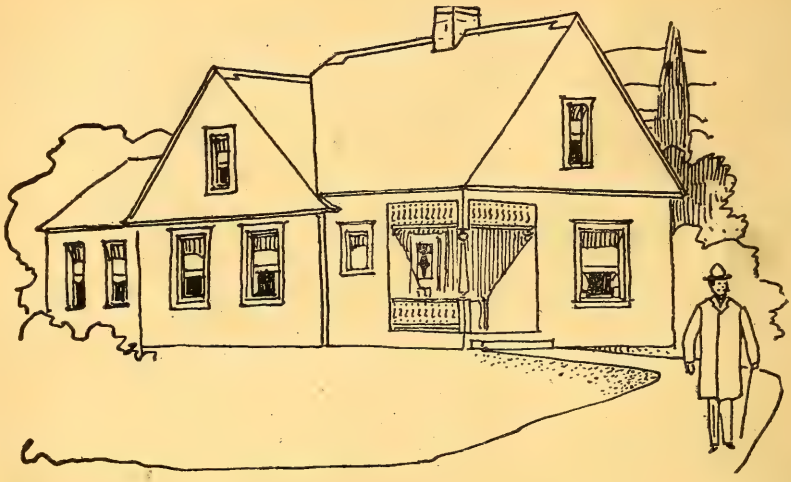
The plans received of you this summer, gave entire satisfaction. I have no photo of house yet, but will mail you one later.

H. STAKMER, Owattonna, Minn.

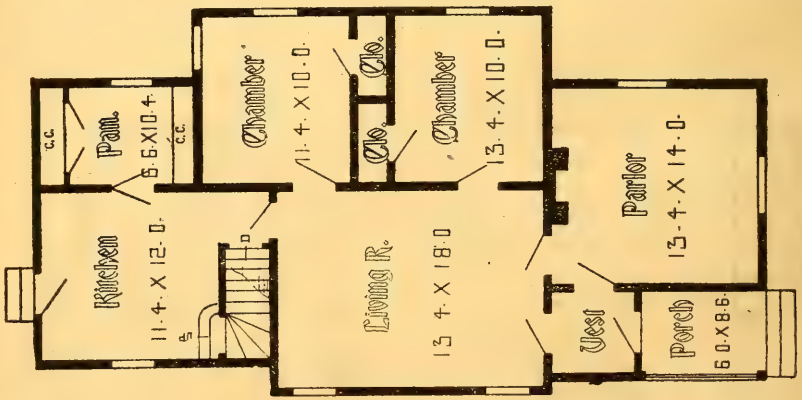
ALLEGHANY COTTAGE. — Design 1975-O; in frame, $1,889 to $2,000; plans, $10; width over all, 44 ft. 10 in. story height, 10 ft. and 8 ft. attic. Special features: Well ventilated rooms, large serving pantry, unique reception-room, wide porch. Modified plan No. 2; plans $10; same exterior with rear stairs and bath located where pantry now is, size 13x15 ft.; also modified plan No. 3; price $10; McIntyre with fire-place in reception-room and living-room only, with rear chamber enlarged to 13x14 ft. extending to kitchen, with large closet, with 15x12 ft. kitchen extending into present pantry space with an extra chamber where bath-room now is, with bath and rear stairs between chamber and kitchen, estimated to cost $3,500. For modified plan No. 4, see Thurman design. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



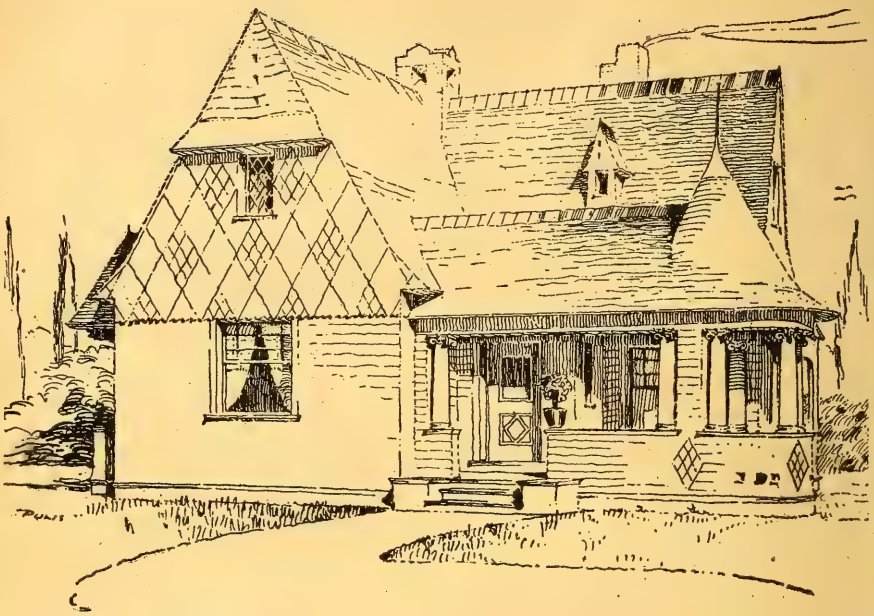
DANBURY COTTAGE.—Design 1956M; in frame, $680 to $792; plans, $10; width 26 ft. 2 in.; story heights, 10 ft. and 8 ft. attic. Special features: Plain neat exterior. Plans show ornamental gable end. A plain sensible design, a good cottage plan. See page 65.



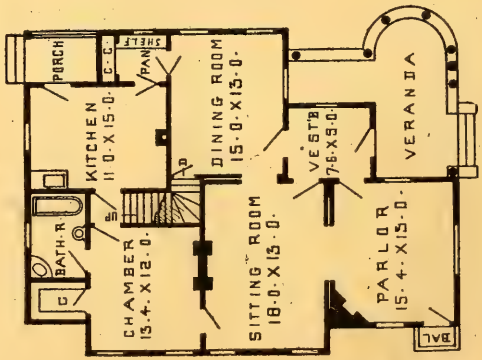
I am very much pleased with plans which you furnished me, and which I selected from one of your series of contributions to the Woman's Home Companion. HERBERT BUTLER, New Lexington, O.

WALLA WALLA.—Design 1752-O in frame, $699 to $799; plans, $5; width, 29 ft. by 51 ft.; story heights, 10 ft. and 8 ft. attic. Special features: Good flue connections, bay to reception room. Modifications: Rear stairs could be left out to make good servant's room. See index for Walla Walla Cottage revised. Also have reversed plan No. 2, Janes design, with stairs where bath now is, and bath in place of present stairs with fire-place to parlor omitted, with pantry where closet is, with closet where porch is and with 4x10 rear poarch and closet to parlor. Reverse plan No. 3, Tyler design. See index for Walla Walla No. 3. Walla Walla No. 4, Hull design, same as above with bath-room in place of rear stairs and pantry where bath now is, with 13x15 dining-room, with stairs in same, with door from dining-room to rear porch, with kitchen door at rear, with fire-place to parlor in opposite corner. Walla Walla No. 5, Cox design, same as above, with no bay to parlor, with sliding door, with wash-room in place of rear stairs. See page 65.

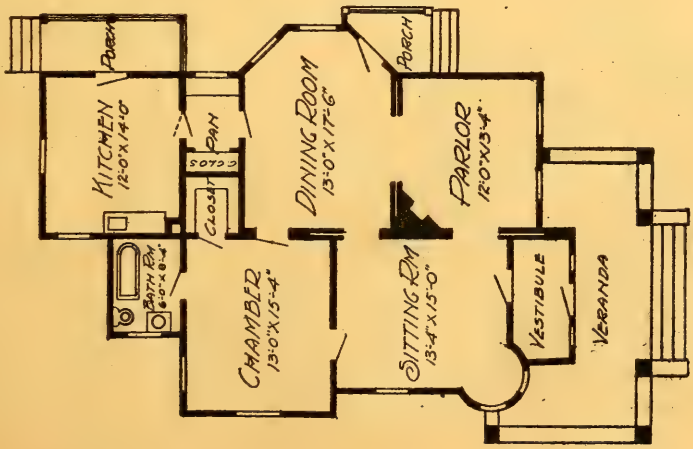
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

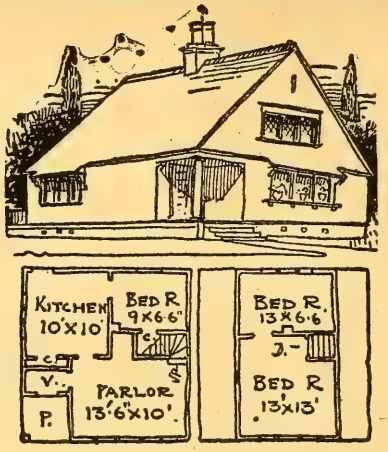


SILVERLAKE COTTAGE.—Design 7048-O; in frame, $1,092 to $1,296; plans, $10; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special features: Large porch and vestibule. Silverlake No. 2, Livingston design, with no fire-place in parlor; with an additional 14 ft. 4x13 ft. 4 chamber at rear, with bath connection. House 36x54 in size. See page 65.

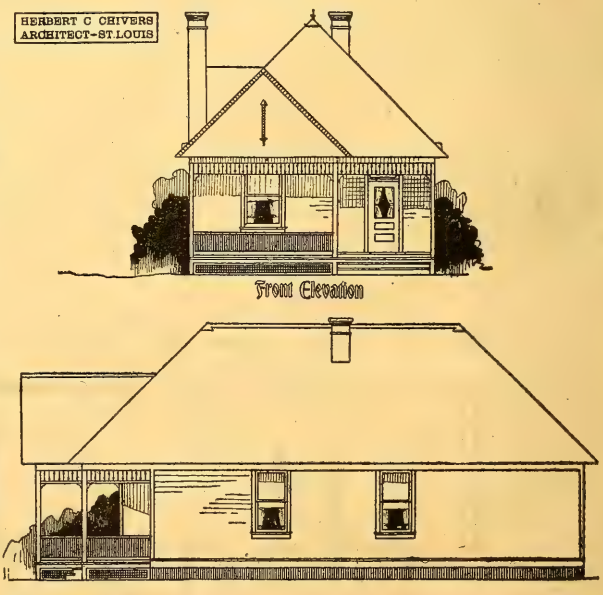


PAPINSVILLE COTTAGE. — Design 7142-O; in frame, $1,292 to $1,585; plans, $15; width, 27 ft. 4 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special features: Attractive design. See page 65.

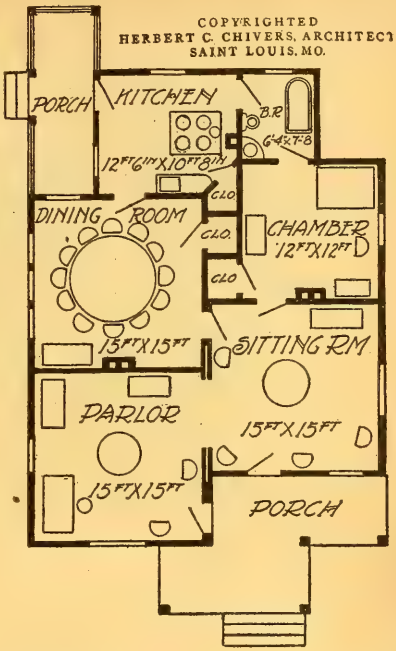




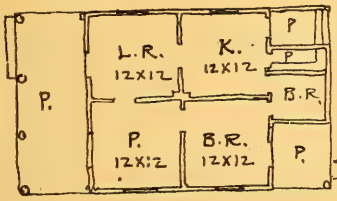
HANOVER COTTAGE.—Design 7M; in frame, $400 to $498; plans, $7; story heights, 9 ft. 6 in. and 8 ft. Special features: Neat roof arrangement. See page 65.

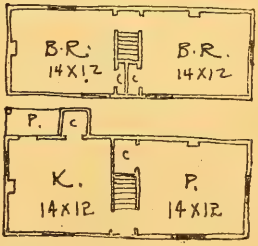


HARTVILLE COTTAGE.—Design 6029-O; in frame, $500 to $696; plans, $5; width over all, 24 ft.; story heights, 10 ft. Special features: Plain, neat exterior and large veranda. See page 65.

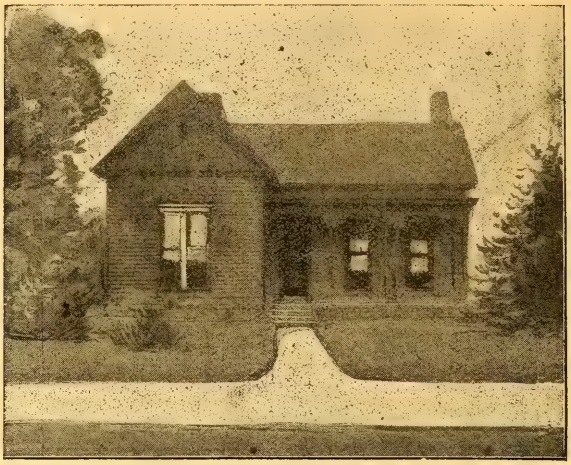


ZULA COTTAGE. Design 100,030·O cost, $980 to $1,087; width, 31 ft. Special features: Large rooms, convenient bath-room, flue connections for all rooms. See page 65.

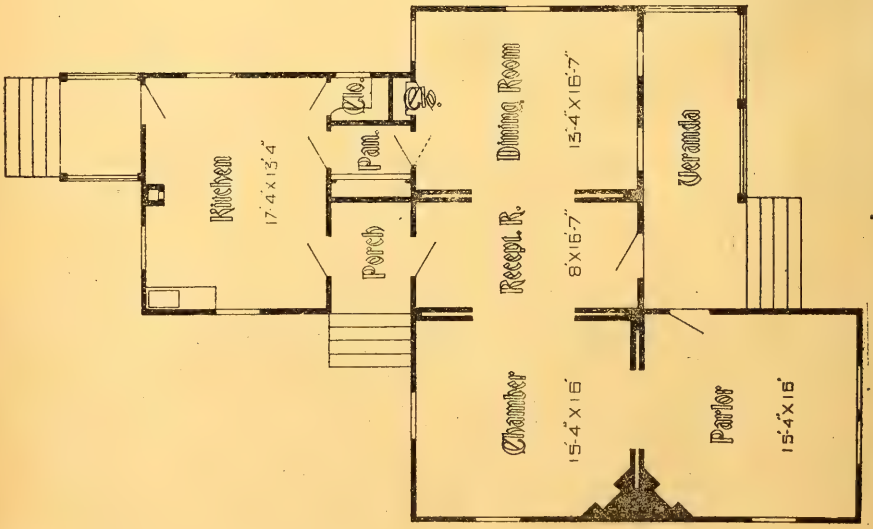




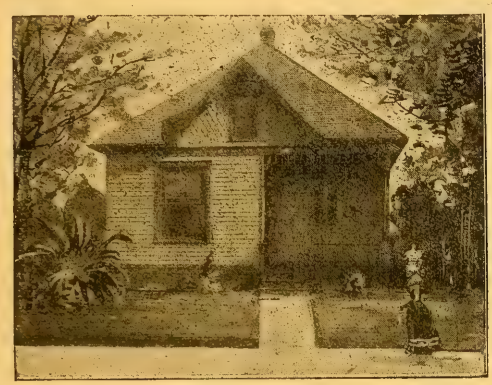
Some inexpensive cottages. Plans, $10 each.



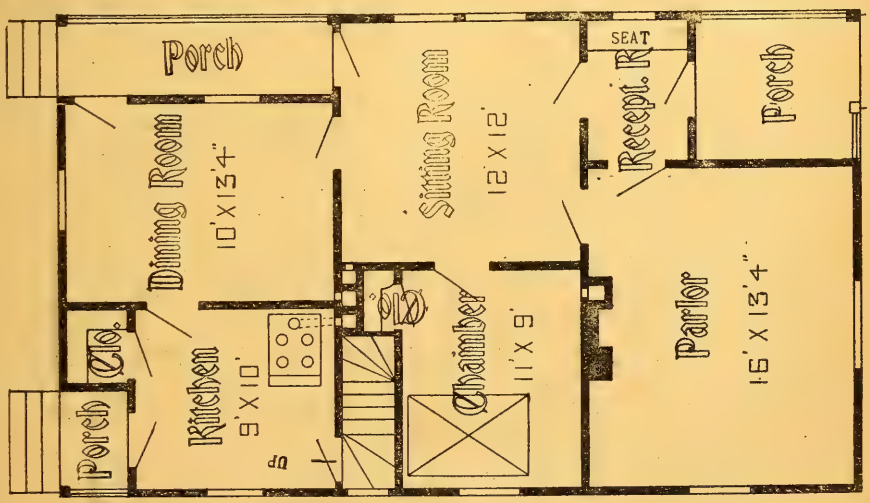
CLIFFORD COTTAGE. — Design 100,203M; in frame, $675 to $790; plans, $7; width over all, 39 ft. 8 in.; story heights, 10 ft. Style: Ordinary plaining-mill design and ornamentation. Will make stylish exterior for $10 additional. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



LAUREL COTTAGE.—Design 1942M; in frame. $569 to $650; plans, $10; width over all, 24 ft. 6 in.; story heights, 10 ft. Special features: Compact plan, good flue connections. See page 65.

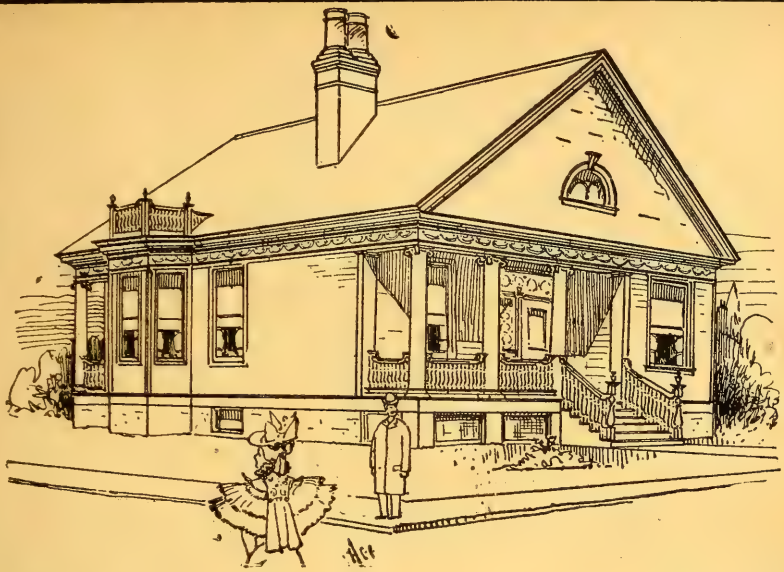


I must say; you put convenience and style into a plan.

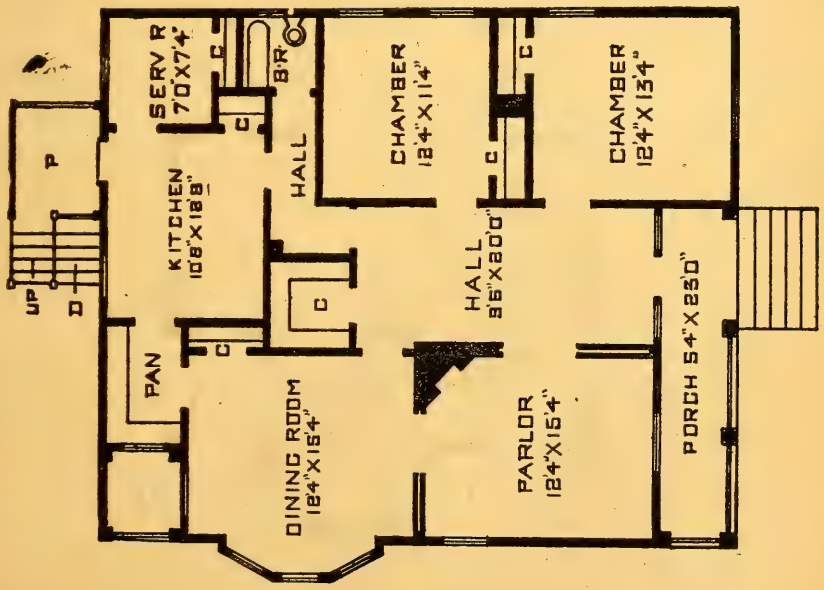
CHARLES R. ROBB, Powhattan Point, Mo.

RACINE COTTAGE.—Design 1764-O; in frame, $789 to $998; plans, $10; width over all, 26 ft. 2 in.; story heights, 10 ft. Special features: Compact plan, attractive tower-like bay, bath-room ventilated through slat window to attic stairs and lighted by ceiling panel of ground glass. See page 65.

The plans you sent were correct in every respect and the work on them something to be admired. IRA LAUT, Wenona, Ill.

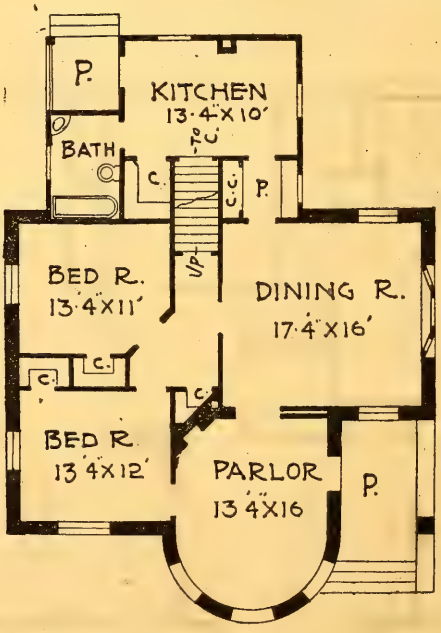


NEW CASTLE COTTAGE. — Design 890-O; in frame, $1,195; plans, $15. New Castle No. 2, Cramer design, same as shown with stairs from kitchen to attic, with 13 ft. 6x10 ft. 6 in. kitchen, with 8 ft. 6x8 servants room, with fire-place in dining-room, opposite bay and not in parlor. See index for Wagoner design. See page 65.

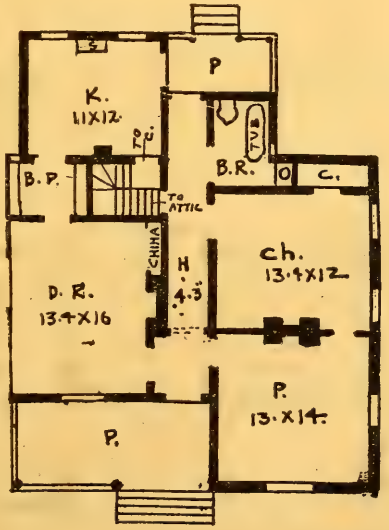


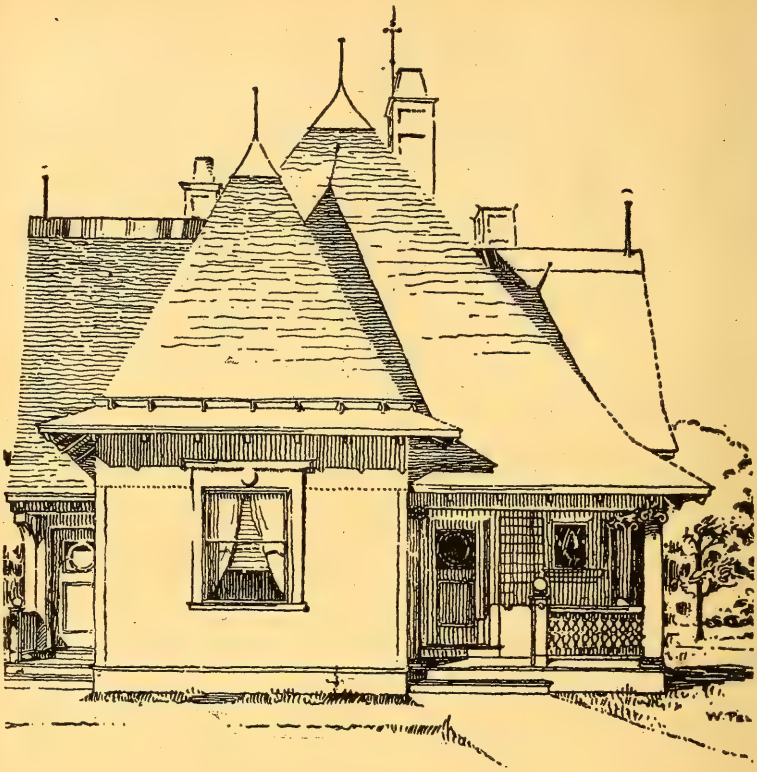
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ST. SNELLING COTTAGE.—Design 498M; brick, $1,200 to $1,500; in frame, $890; plans, $25; (in frame, brick or stone.) Special features: Pleasant outlook to parlor, large dining-room. A suitable house for a gate-lodge or a summer cottage. See page 65.

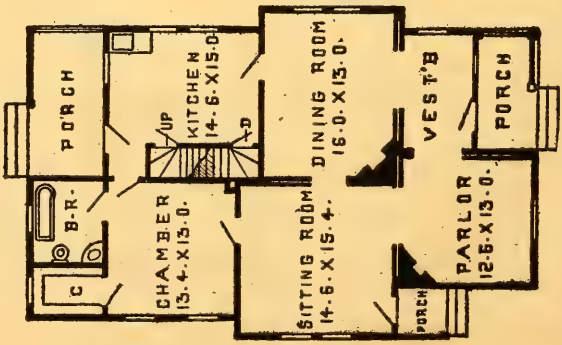


ELDEE COTTAGE.—Design 49M; in frame, $886 to $1,098; plans. $15; width, 32x48 ft.; story heigets, 9 ft. and 8 ft. (cut down by roof to 5 ft. at walls.) Special features: Neat, simple roof treatment. Modifications: Back porch could be put back of kitchen, with bath-room at rear of hall, and with an extra room back of present chamber. See page 65.



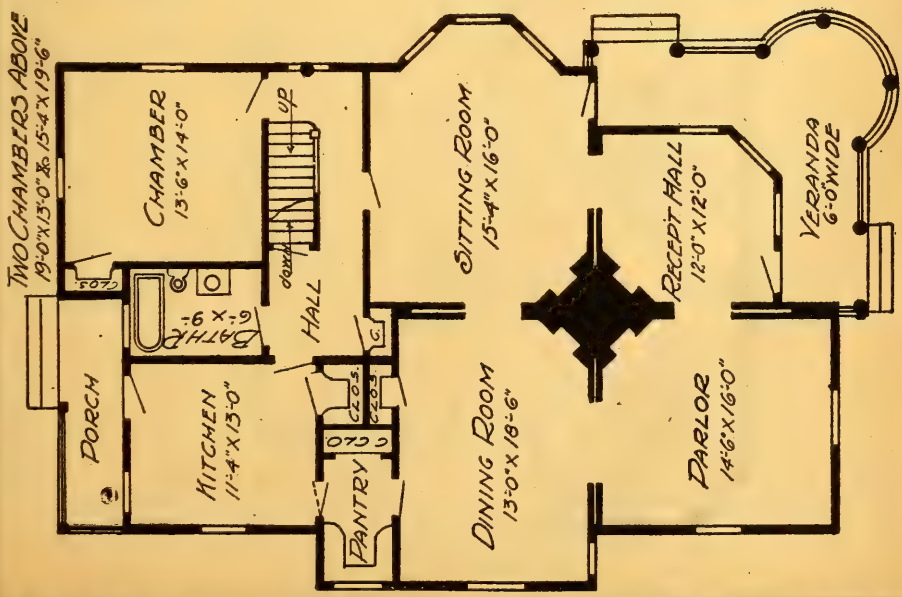


ARKVILLE COTTAGE.—Design 9490-O; in frame, $898 to $1,099; plans, $10; story heights, 10 ft. Special features: Side entrance makes it serviceable as a physician's residence. See page 65.



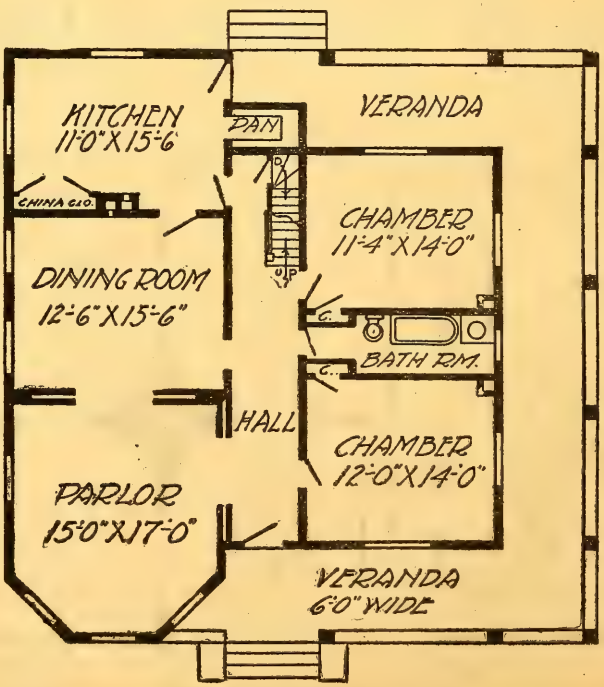
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

NORMAN COTTAGE.—Design 2092-O; cost $1,129 to $1.498; plans, $10; story heights, 10 ft. and 9 ft. Special features: Attractive exterior; economical fire-place arrangements; four chambers above. See index for Bell design. See page 65.



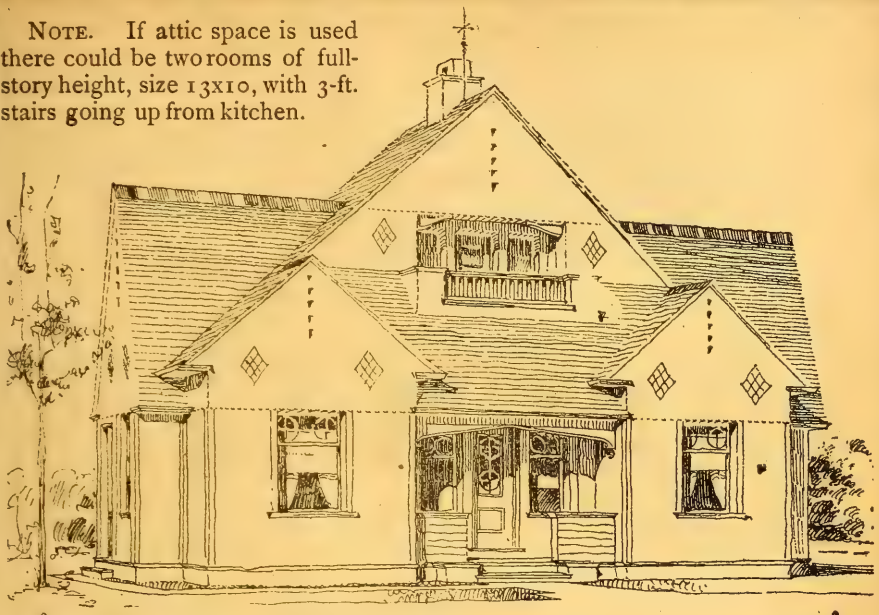
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

AUSTIN COTTAGE.—Design 11950M; plans, $15; cost $992 to $1,199; size, 36 ft. 9 in. by 43 ft. 9 in. Suitable for a Southern home. See page 65.

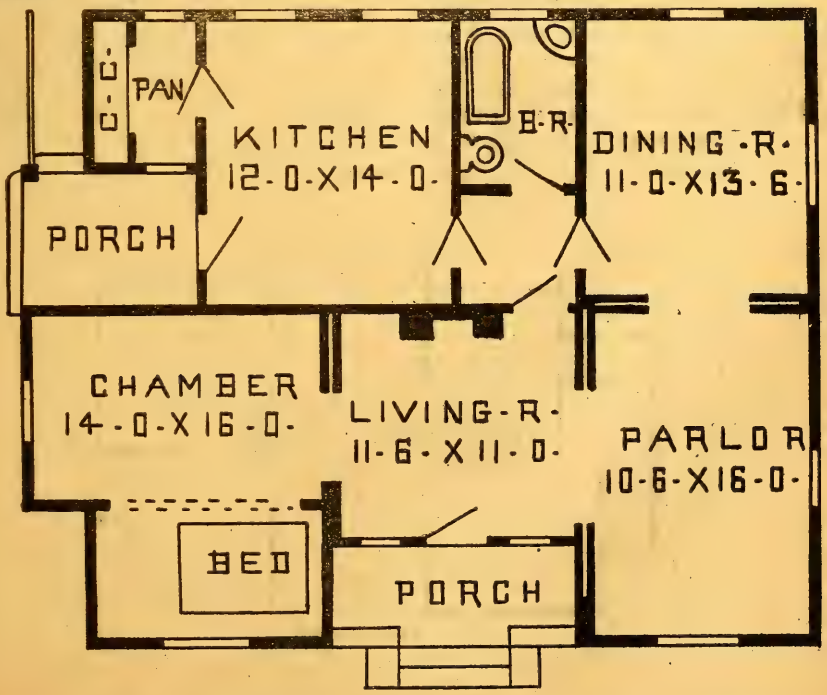


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

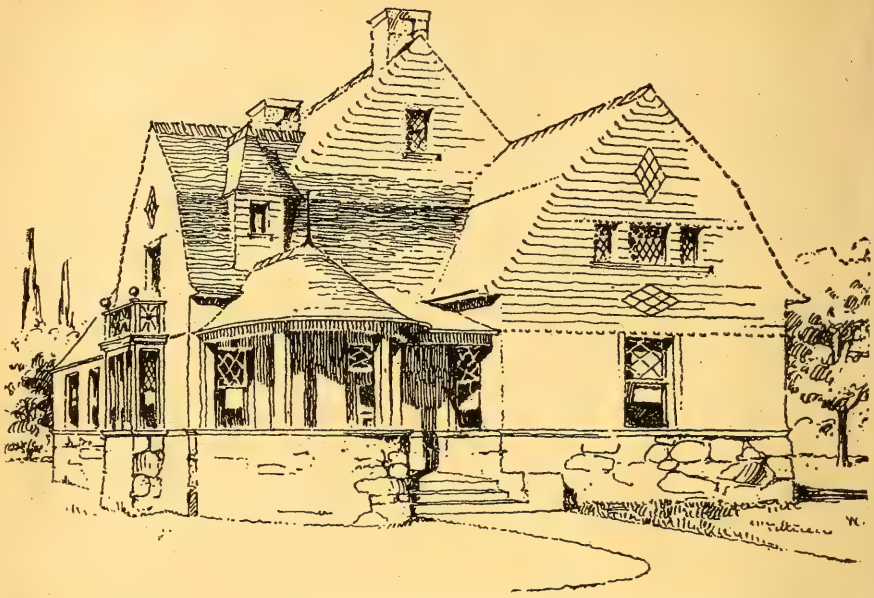
NOTE. If attic space is used there could be two rooms of full-story height, size 13x10, with 3-ft. stairs going up from kitchen.



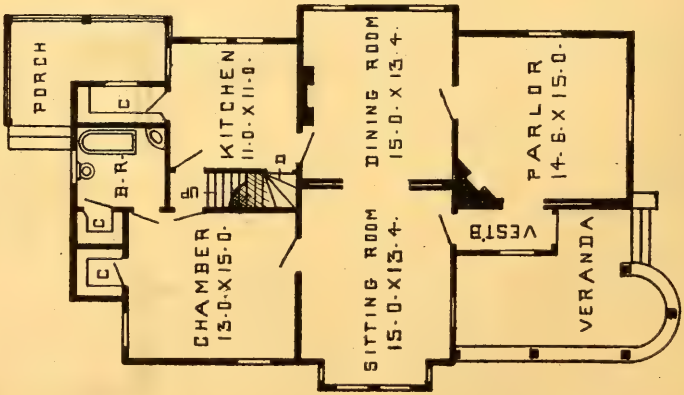
CLOVERDALE COTTAGE.—Design 7040M; in frame, $792 to $998; plans, $10; story height, 10 ft.; a large stove in living-room would heat the other rooms. See page 65.



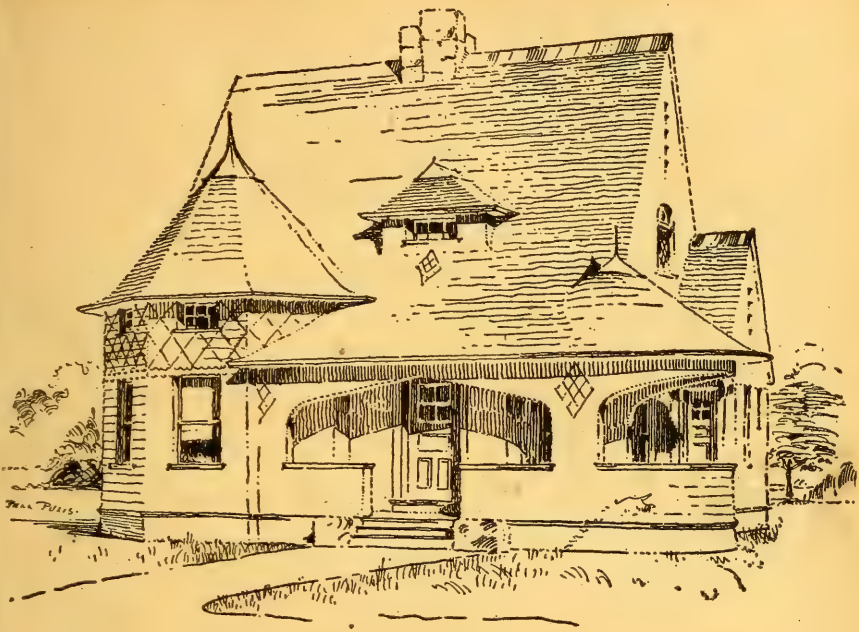
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



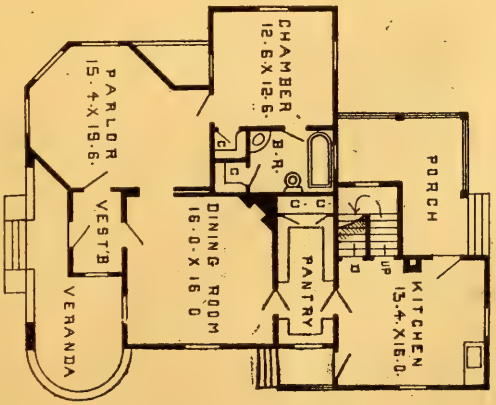
GROVE LAKE COTTAGE. — Design 9789-O; in frame, $892 to $1,098; plans, $10; story heights, 9 ft. 6 in. and 8 ft. 6 in. attic. Special features: Wide porch, convenient bathroom, attractive shingle design. Grove Lake No. 2, Brainard design; parlor 16 ft. 6x14 ft. 10; dining-room 17 ft. 2x13 ft. 4; living-room 18 ft. 2x13 ft. 4; kitchen 14 ft. 6x11 ft.; chamber 16 ft. by 11 ft. 6, with rear porch. See page 65.



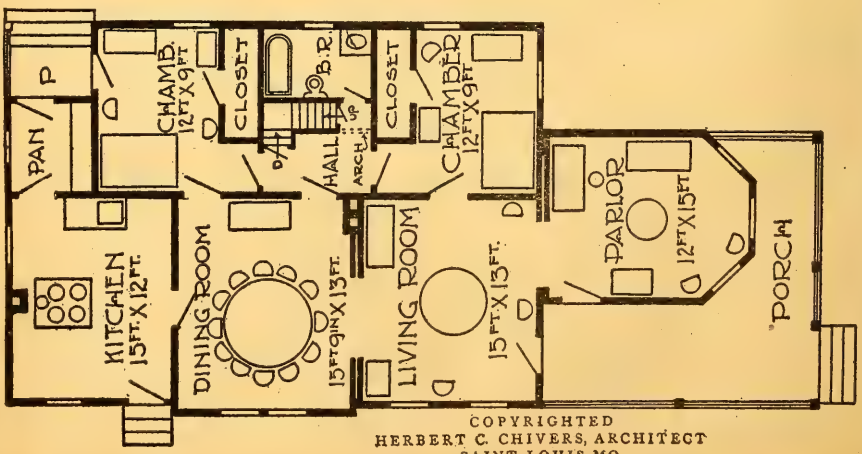
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



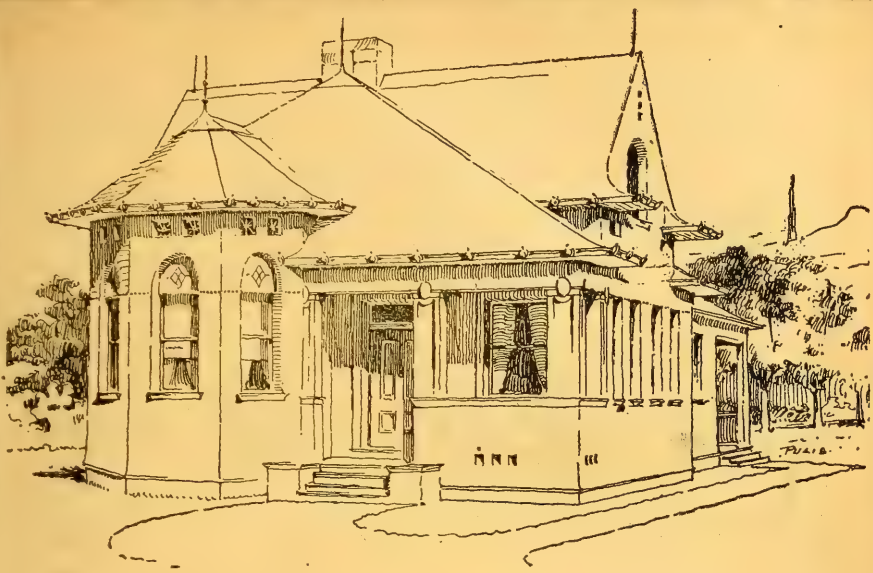
BROOKSVILLE COTTAGE.—Design 8200-O; in frame, $992 to $1,190; plans, $10; story heights, 9 ft. and 8 ft 6 in.; floored attic with space for two good sized rooms. Special features: Practical and attractive design, well ventilated rooms, convenient bath-room. See page 65.



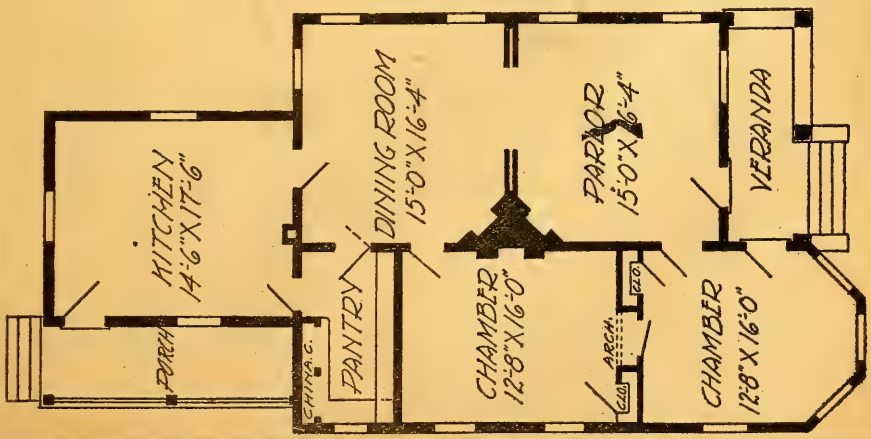
CORWIN COTTAGE.—Design 100,032-O; size 29x56; cost $1,099 to $1,296; story heights, 1st 10 ft., cellar 6 ft. 6 in. Special features: Well-ventilatee parlor, pleasant outlook, convenient bath-room, large closets. See page 65.

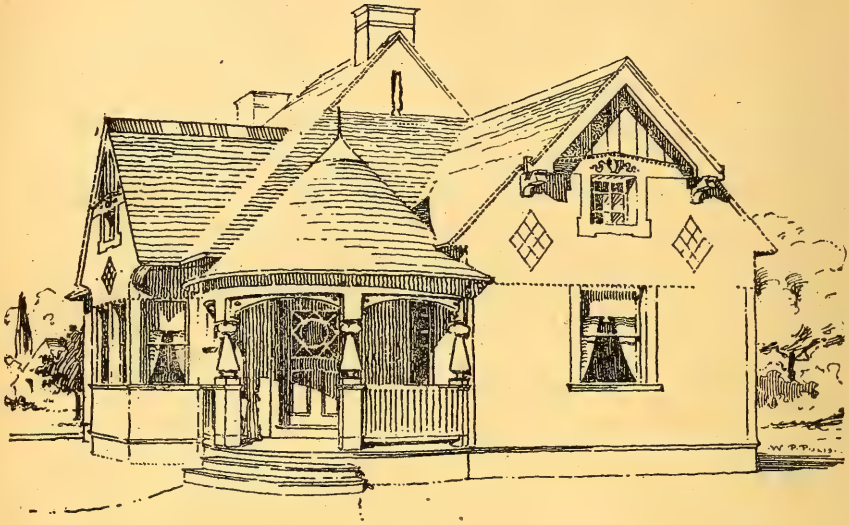


COPYRIGHTED
HERBERT C. CHIVERS, ARCHITECT
SAINT LOUIS, MO.

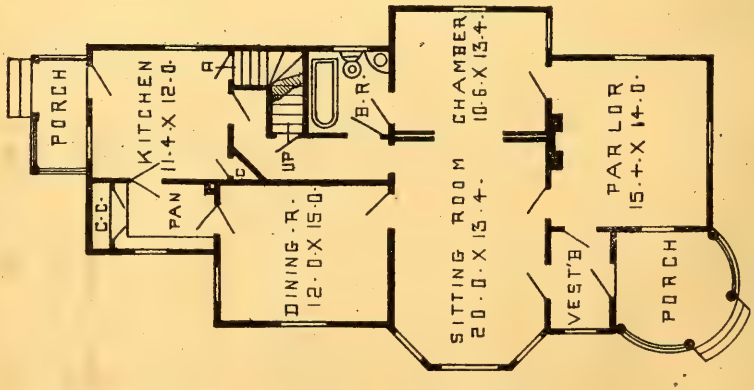


CYNTHIANA COTTAGE.—Design 81-O; cost $692 to $749; plans, $10. Also modified plan No 2, Banker design, with 9x9 ft kitchen back of rear chamber, with pantry, with fire-place to front chamber only, with present back chamber used as 13x14 ft dining-room, with present parlor and dining-room used as chambers, with extra 9x10 ft. chamber back of this, with large closets in two back chambers; plans, $10. Also modified plan No. 3, Boucher design, same as No. 2, except it has rear stairs and bath in place of rear chamher, with 9x12 ft. kitchen; also (Raben) Cynthiana No. 4, with 7x12 bath in place of pantry, with fire-place omitted in rear chamber and dining-room, with door and stoop to dining-room. See page 65.

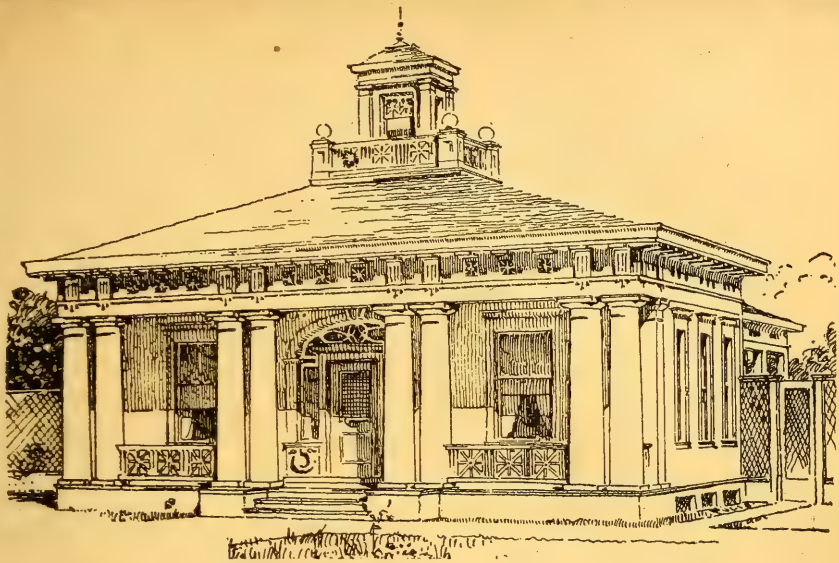




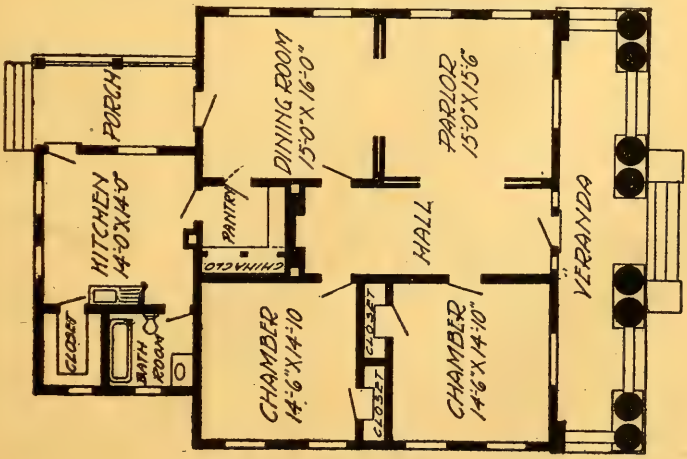
FREDONIA COTTAGE.—Design 99460; in frame, $944 to $1,049; plans, $10; width; 25 ft. by 56 ft.; story heights, 10 ft. Special features: Unique porch, attractive design, convenient bath-room. See page 65.



I like your plans very much. L. L. MORSE, Digby, N. J.

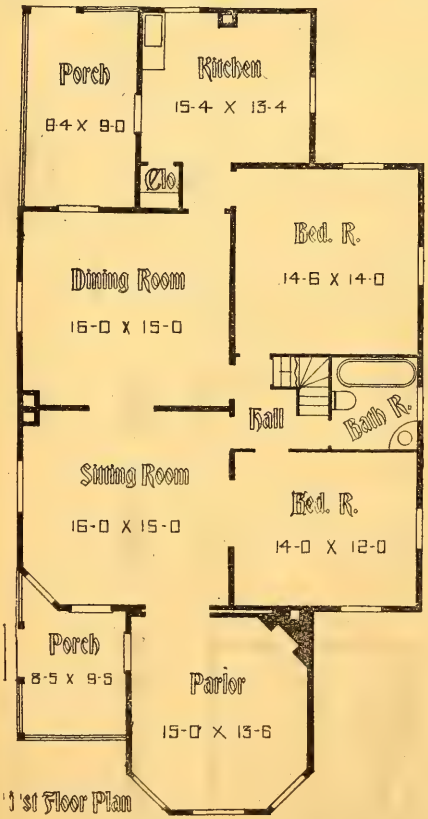


CLIFTON SPRINGS COTTAGE. — Design 89-O; cost, $1,092 to $1,252; very complete plans, $10. Suitable for a Southern house; story heights, 11 ft. Also Clifton Springs No. 2, Piquet design (see index) in stone. Plans, $10; with porch on reversed side, with rear hall, with bath opening onto rear hall. Also Clifton Springs No. 3, Atkinson design; plans, $10; same as above, reversed, with larger rooms. Parlor where front chamber is, size, 14 ft. 6 in. by 16 ft., with chambers 15x16 and 15x15 in size, with doors from each opening onto a side porch, with rear stairs going up from attic. Pier foundation; general dimensions, 40x55. See page 65.

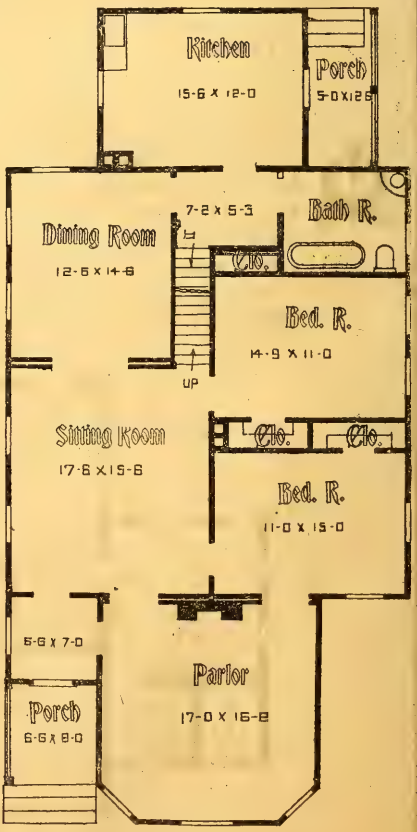


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ALBEMARLE COTTAGE.– Design 9067-O; in frame, $1,200 fo $1,499; plans, $5; story heights, 10 ft. See index for Kennard and Garber plans. See page 65.

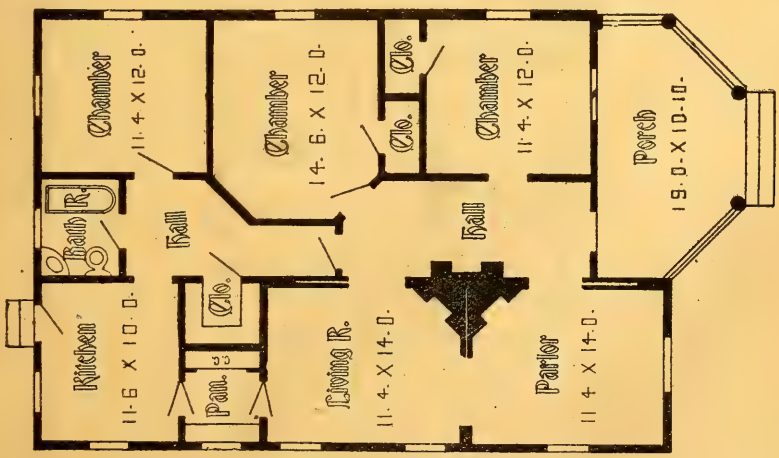


1'st Floor Plan

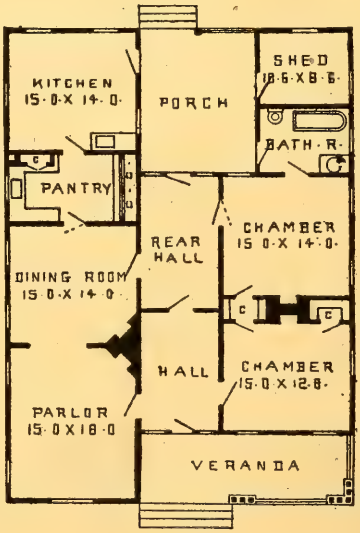


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

MOBILE COTTAGE.—Design 1743-O; in frame, $890 to $1,098; plans, $5; width, 31 ft. 2 in. by 39 ft. 8 in.; story heights, 9 ft. 6 in. Special reatures: Neat, compact plan, convenient bath-room, good fire-place arrangement. See page 65.

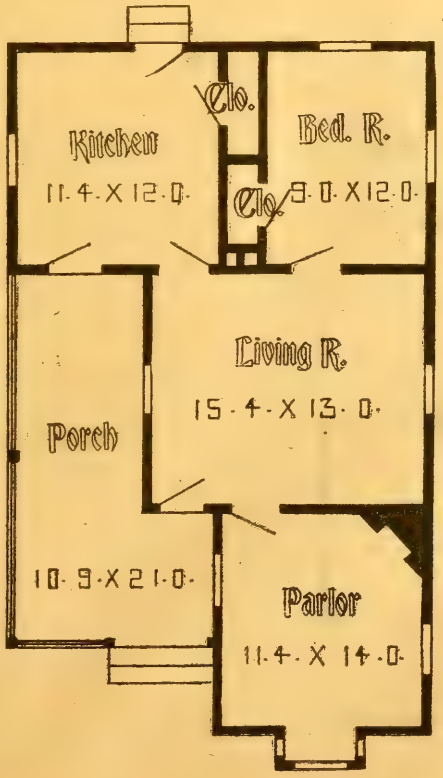


ROGERVILLE COTTAGE.—Design 7441-O; in frame, $1,098 to $1,189; plans, $5; width, 41 ft. by 57 ft.; story heighis, 11 ft.; brick pier foundation. Special features: Wide central hall, large rear porch. See page 65.

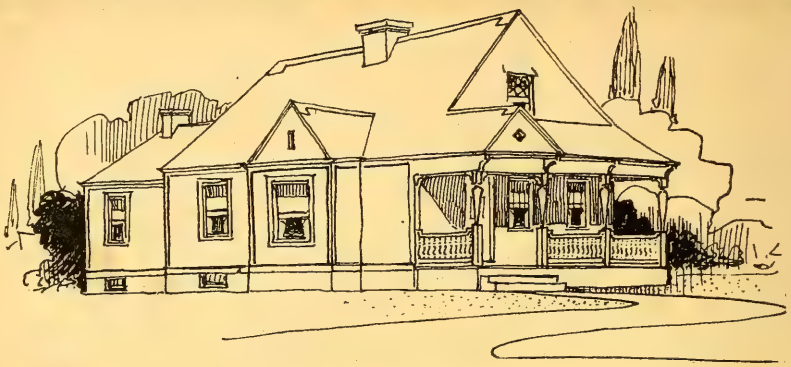


I am satisfied with my house. I had it built according to plans and I believe that I have the nicest, best arranged and most convenient house in our city. W. M. STIGALL, Stewartsvillee, Mo.

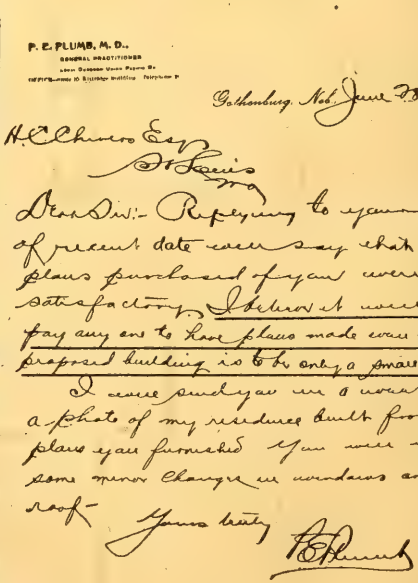
HARLEM COTTAGE.—Design 1751-O; in frame, $589 to $699; plans, $7; width, 24 ft.; story heights, 10 ft. Special features: Large porch; suitable for a corner lot. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



SPOKANE COTTAGE.—Design 1058-O; in frame, $898 to $994; plans, $7; width over all, 29ft .; story heights, 10 ft. See page 65.



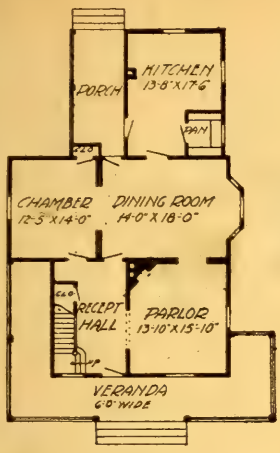
P. E. PLUMB, M. D.
GENERAL PRACTITIONER
Gothenburg, Neb. June 23 1899

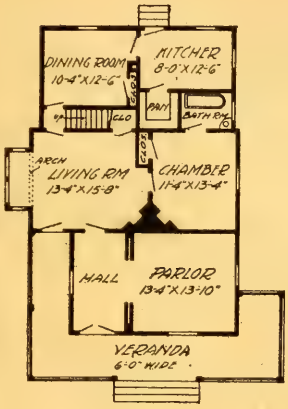
H. C. Chivers Esq
St Louis
Mo

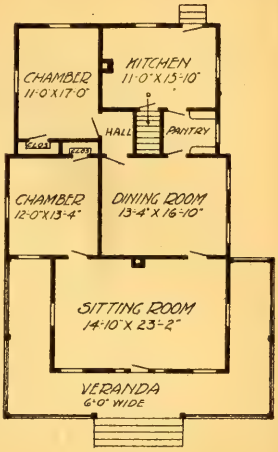
Dear Sir:- Replying to yours from of recent date will say that the plans purchased of you were satisfactory. I believe it would always pay anyone to have plans made even of the proposed building is to be only a small cottage.

I will send you in a month or so a photo of my residence built from the plans you furnished. You will notice some minor changes in windows and in roof.

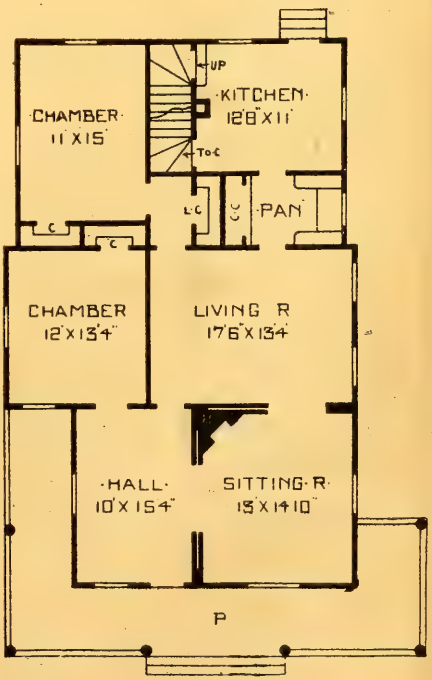
Yours truly
P. E. Plumb





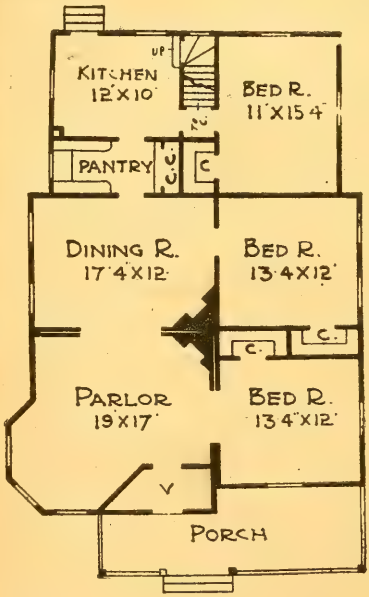


DEADWOOD COTTAGE.—Hill Design 1810-O; in frame, $950 to $1,150; plans, $8; (see index for Deadwood plan No. 2); width, 31 ft.; width over all, 39 ft.; story heights, 10 ft.; (space for two rooms above). Special features: Simple roof treatment; a very practical plan. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

SARATOGA COTTAGE.—Design 1998-O; in frame, $990 to $1,000; plans, $8; width, 33 ft. 8 in. by 28 ft.; story heights, 9 ft. 6 in. and 8 ft. Special features: Bay in parlor. See index for Saratoga plan revised. See page 65.



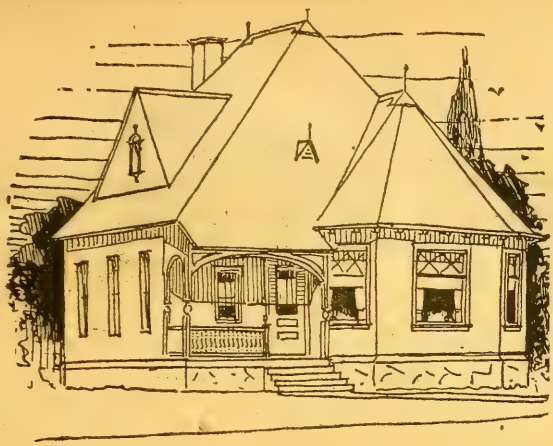
H. W. Pogue.
Attorney.
Jerseyville, Ill.

Aug. 20th
98

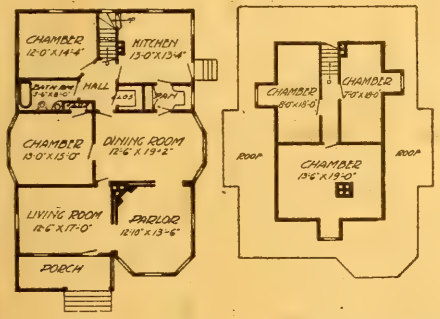
Herbert C. Chivers. Esq
St Louis. Mo. Dr Sir.

Yours containing plans and specifications and details received. I am thoroughly pleased and regard the plans a work of art. Your specifications are also full and completely protect the owner from a legal standpoint. Also accept thanks for courtesies extended by way of advice & as to interior finishing.

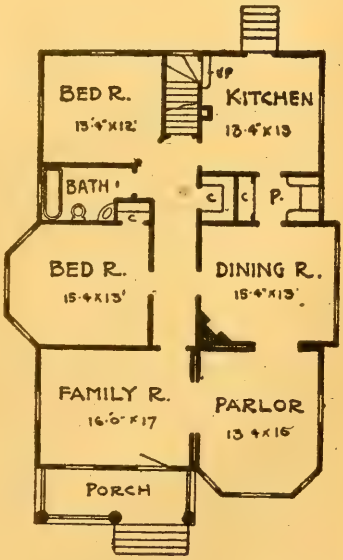
Yours sincerely
H. W. Pogue

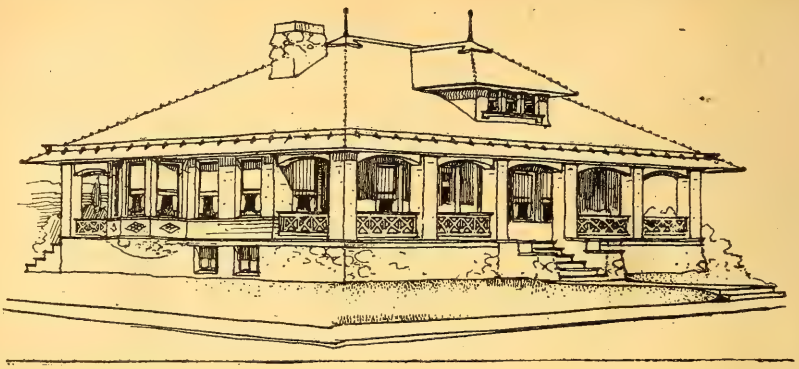


HARRISBURG COTTAGE.—Design 1941-O; in frame, $940 to $1,029; plans, $8; width, 30 ft. by 50 ft.; width over all, 35 ft.; story heights, 10 ft. The working plans show bay window to bed room as indicated on plan. We have $8 plan with dining-room and bed-room connected, leaving out central hall, and fire-place in parlor. See page 65.

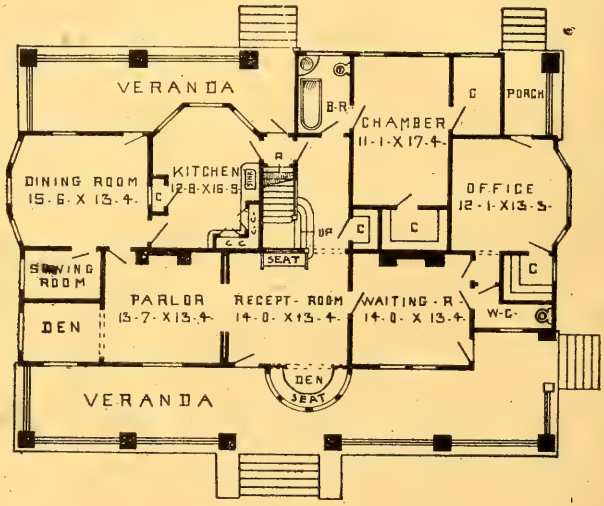


HARRISBURG COTTAGE. No. 2.—Washburn design 13-O; plans, $10; cost, $1,198 to $1,298.



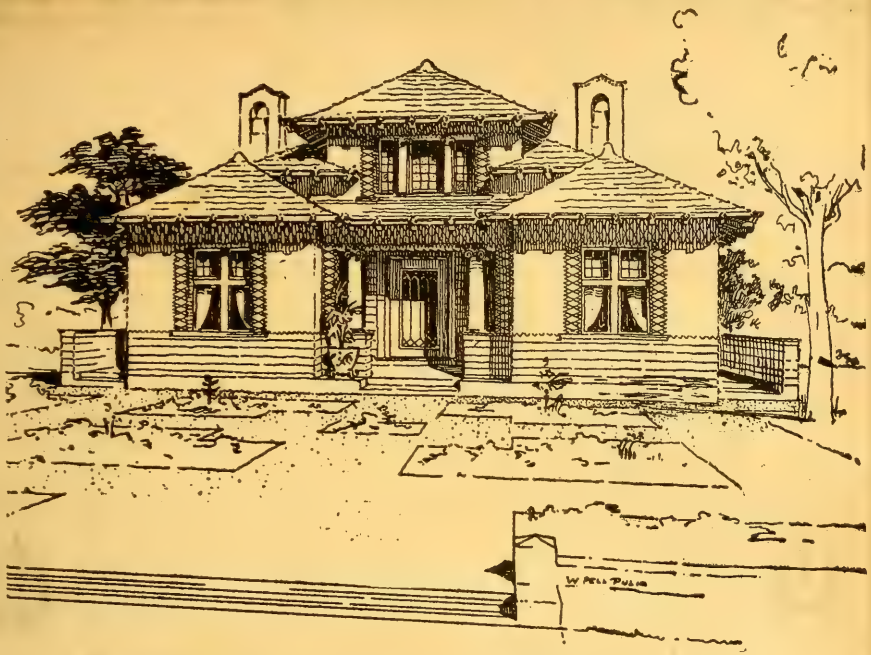


BENZONIA RESIDENCE.—Design 9044-O; in frame, $1,-890 to $2,180; plans, $10; (with two rooms above); width, 63 ft. 4 in. by 38 ft.; story heights, 10 ft. and 9 ft. Special features: Heavy shingle-post porch, with built-up bent beams of natural oak; with rough stone treatment below. See page 65.



Your work is indeed beautiful, and I shall recommend you to my friends.
J. W. BUTLER, (Banker), Clinton, Tex.

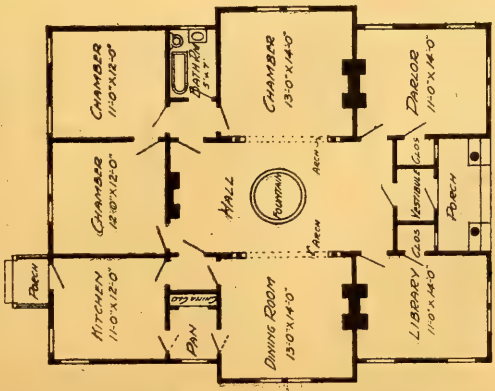
The house plans arrived "O. K." and I thank you for your promptness. It is a pleasure to deal with you. CHAS. BROWNING, Sacramento, Cal.



KERNERSVILLE COTTAGE.—Design 9298-O; in frame, $898 to $1,098; plans, $15; story heights, 10 ft. Special features: Large central hall; attractive cut-shingle exterior.

KERNERSVILLE No. 2, Violet design, parlor and library 13 ft. 6 in. by 14 ft.; kitchen and chamber, 13 ft. 6 in by 12 ft.; sliding door between reception hall, sitting-room and dining-room; fire-place for rear chamber; porch across rear; pier foundation.

KERNERSVILLE Plan No. 3, Waerner design; stone house; 13x28 ft. central hall; library and parlor, 12.6x15 ft.; dining-room and chamber, 15x14 ft.; three rear rooms, 12x12 ft.; no fire-places in parlor and library; 11 ft. 6 in. story heights. See page 65.



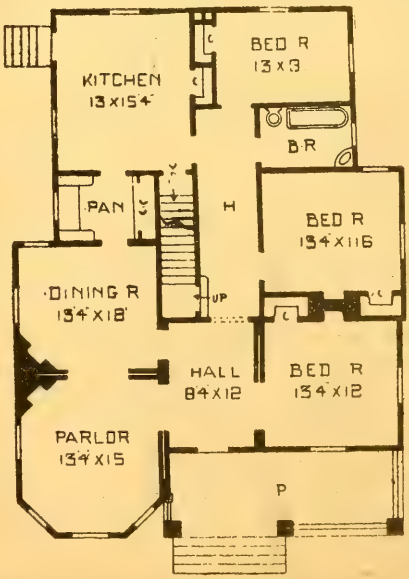
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

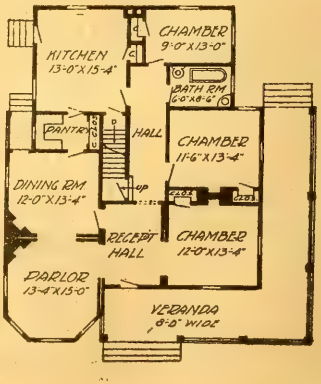
NEW ORLEANS COTTAGE.—Design 1824-O; in frame, $1,200 to $1,395; plans, $10; width, 29 ft. by 50 ft. 4 in.; story heights, 9 ft. 6 in. Special features: Compact plan; convenient bath-room; large veranda. See index for New Orleans cottage revised. See Crevi design on page 172.

New Orleans plan No. 4, Welsh design, same as plan No. 2, with pantry left out; with kitchen, 13x16; with dining-room porch extending to rear; with 13x16 parlor; 8x19 hall; 13.4x13.4 front chamber; with corner fire-place; with 13.4x16 ft. dining-room; 14x9 ft. 8 in. rear chamber and two rooms above.

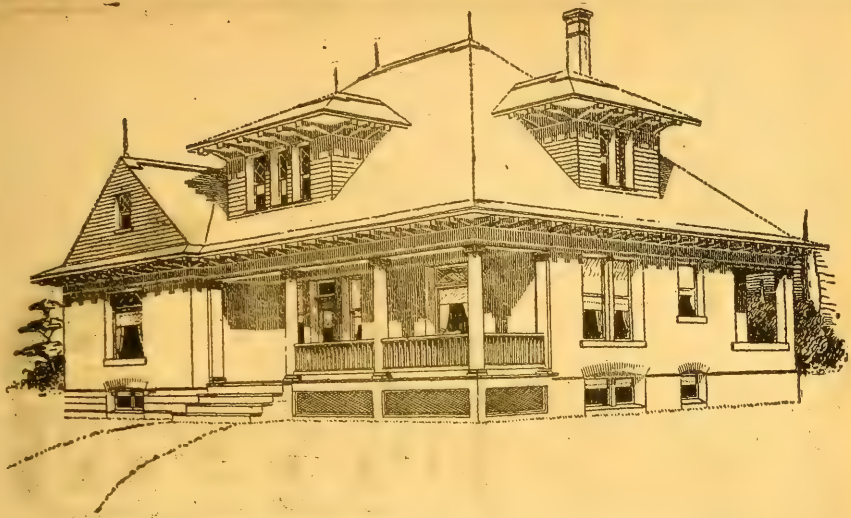
New Orleans plan No. 5, Barrett design, same as No. 1 plan, with rear door and 4x5 porch to dining-room; with 17.6x13 ft. kitchen; 12x13 rear bed room, arranged for furnace; with flues at kitchen only; with turned posts to porch.

Continued on page 184.

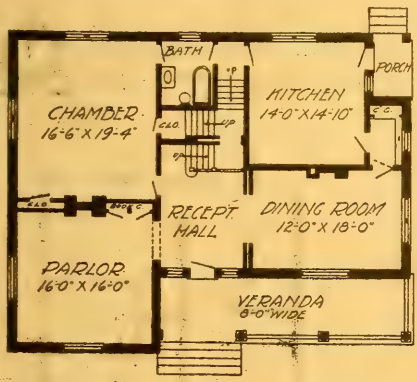


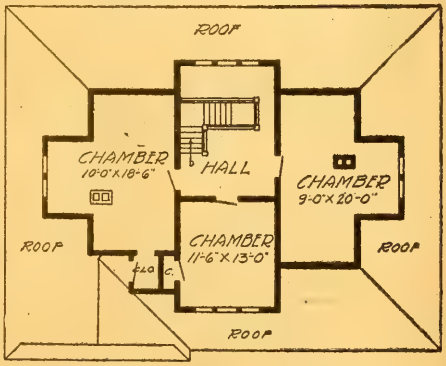


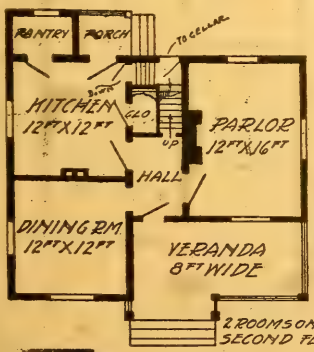
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



TEXAN COTTAGE.—Design 100,036-O; cost in brick, $1,885 to $2,000; plans, $15. See page 65.

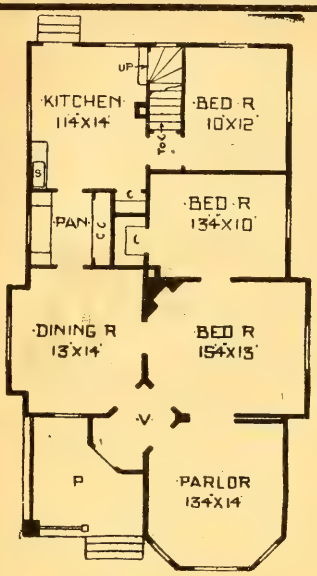




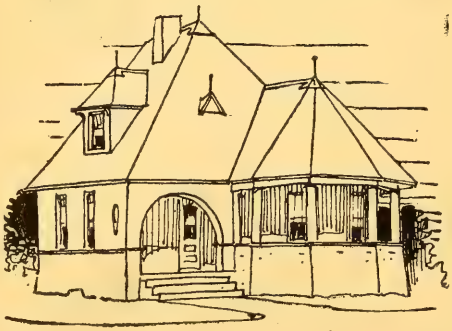


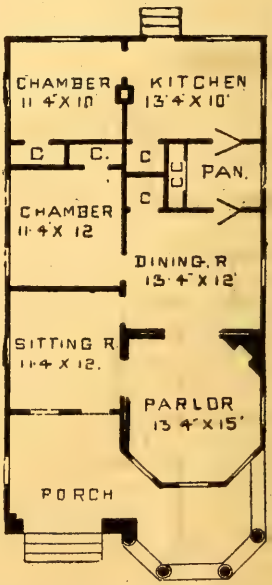
BRAMHALL COTTAGE.—Design 2335M; cost, $698 to $799; plans, $5; special features: Large veranda.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



ALBANY COTTAGE.—Design 2177-O; in frame, $950 to $1,050; plans, $8; width, 25 ft. 8 in.; width over all, 29 ft.; story heights, 9 ft. 6 in. and 8 ft., (cut down by roof to 5 ft.), Special features: Convenient vestibule entrance, with doors to three rooms. See page 65.

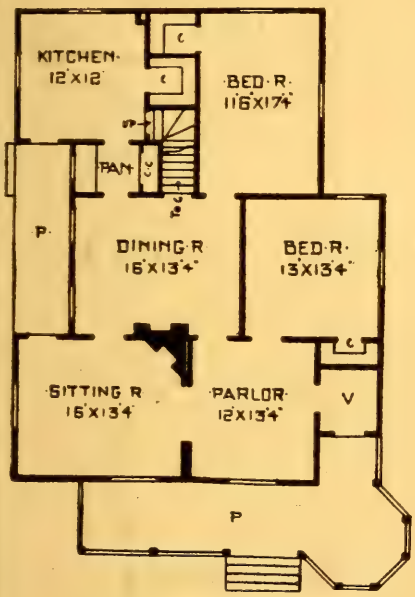


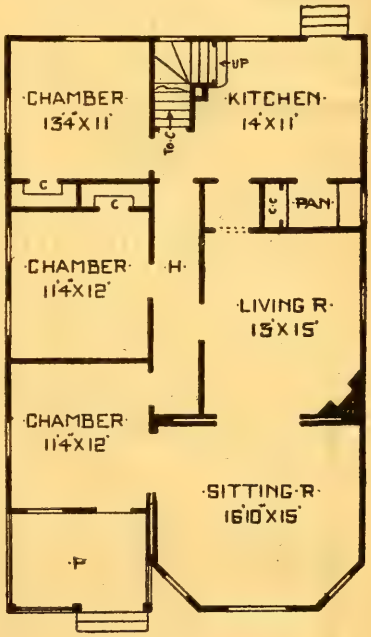


NASHVILLE COTTAGE.—Design 2223-O; cost in frame, $850 to $998; plans, $5; width over all, 41 ft.; story heights, 10 ft. See page 65.

1.

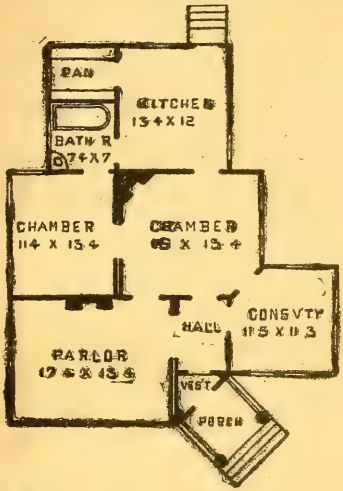
2.



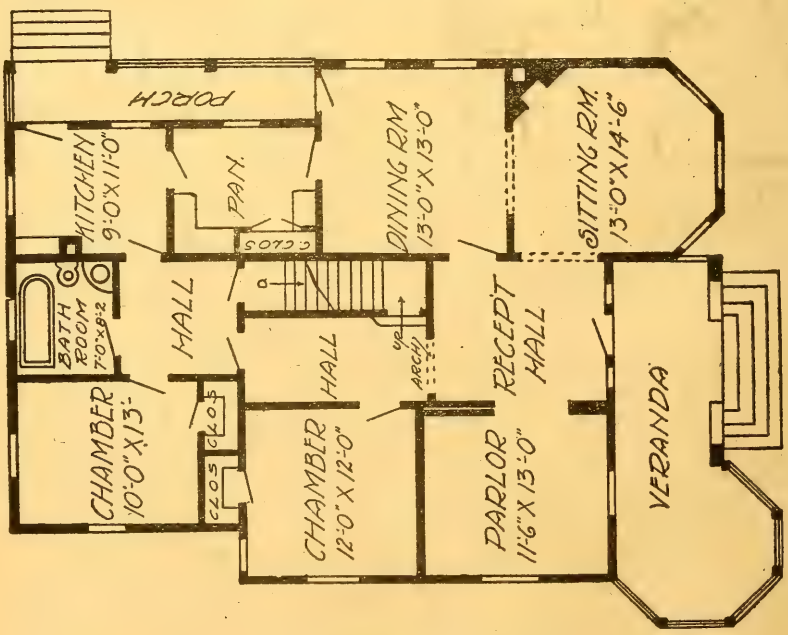


No. 1. ADIRONDACK COTTAGE.—Design 2208-O; in frame, $898 to $990; plans, $8; width, 29 ft. 6 in. by 45 ft. 4 in.; width over all, 39 ft.; story heights, 10 and 8 ft. attic. Special features: Plain, simple roof treatment; large rooms; side porch to dining-room. Have $8 stock plans with the following changes, named (Edmonds plan), with bay 13x13 ft. 4 in. to bed room, making this room 17 ft. long; rear chamber, 11 ft. 6 in. by 12 ft., with bath-room between the two; with fireplace in large bed room and parlor. See page 65.

No. 2. HARTFORD COTTAGE.—Design 2136-O; in frame, $1,099 to $1,198; plans, $8; width, 29 ft. 8 in. by 47 ft. 2 in.; story heights, 10 and 8 ft. attic. Special features: Large sitting-room; space for one 15x35 ft. room on second floor. See page 65.

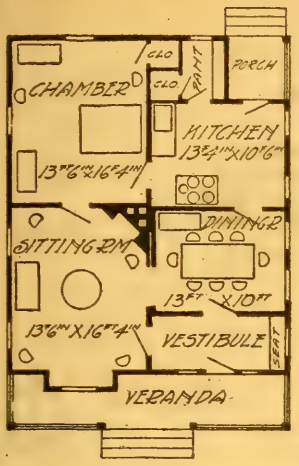


CORNER-LOT COTTAGE.—Design 1058-O; in frame, $950 to $1,198, plans, $10; story heights, 10 ft. See page 65.

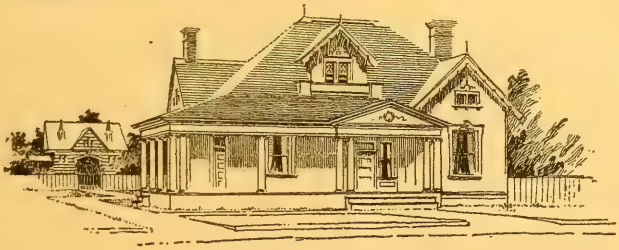


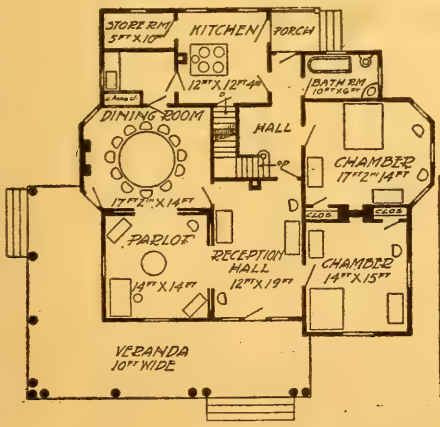
CREVI.—Design 52-O; cost, $1,290 to $1,380; size, 35 ft. 6 in. by 52 ft.; story heights, 9 ft. 2 in. Plans, $10. Design similar to New Orleans Cottage on page 168. See page 65.

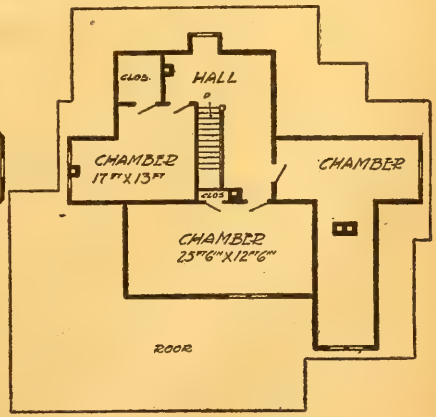
Crevi No. 2, Latham design, same arrangement as above, except 10x13 rear chamber is used for bath, with bath-room Continued on page 174.



EFFNER COTTAGE.—Design 2337M; cost, in frame, $399 to $498; plans, $5. See page 65.

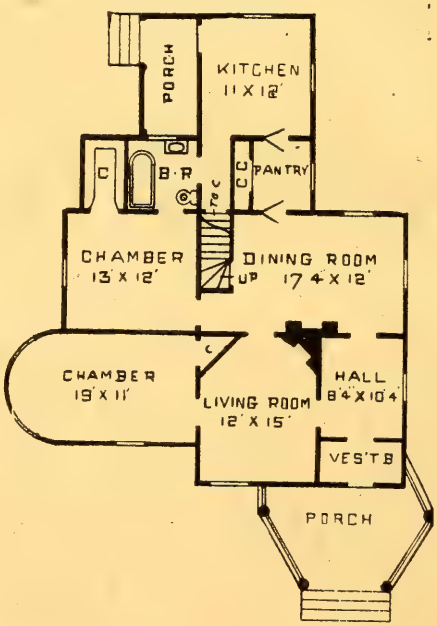






DONNELL COTTAGE.—Design 2336M; cost in frame, $1.298 to $1,499; plans, $10. See page 65.

BALTIMORE COTTAGE.—Rumble design 2234-O; in frame, $750 to $850; plans, $5; width, 25 ft. 8 in. by 36 ft. 4 in.; story heights, 9 ft. 6 in. Special features: The working plans show a very attractive front porch. See page 65.



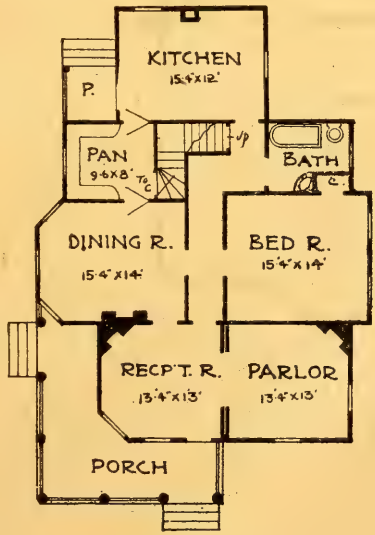
Continued from page 172.

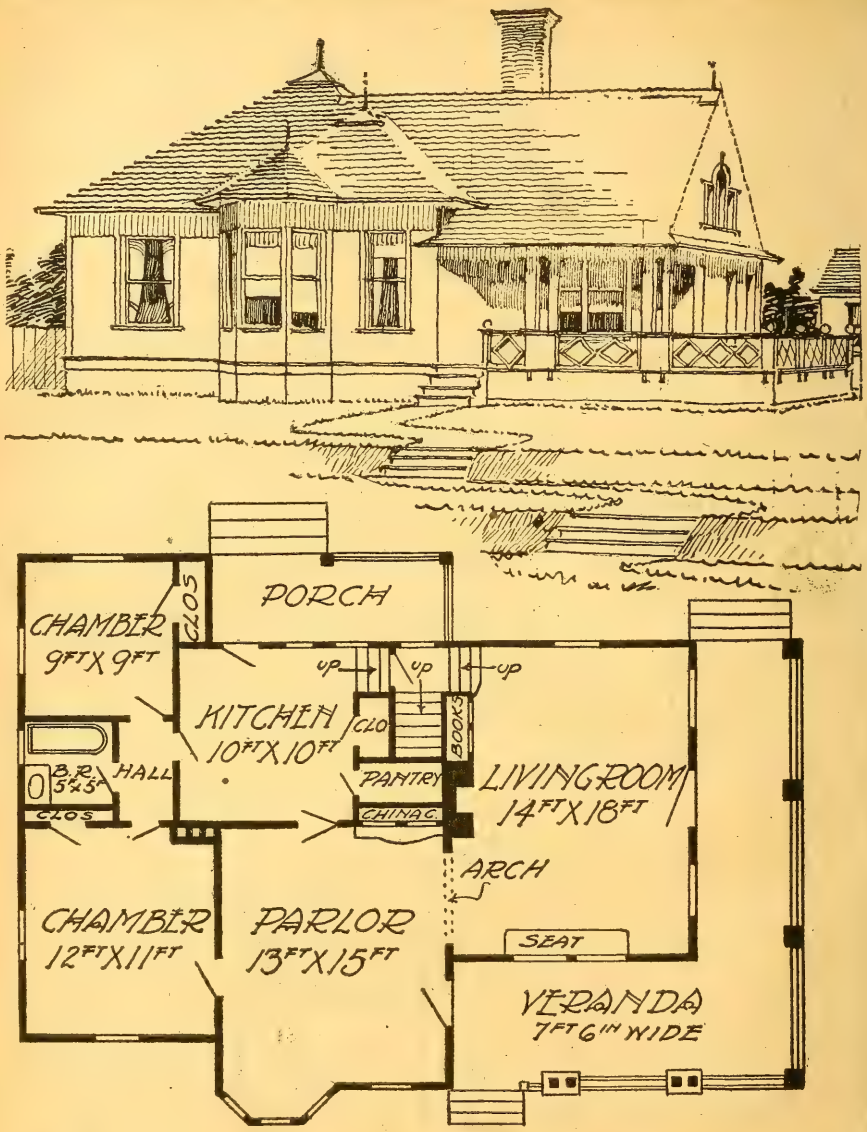
used as laundry or servants room, connecting direct with kitchen; with kitchen enlarged to 12x14 ft. 6 in., and entire plan reversed with three chambers above, sizes, 13x15, 12x18 and 19x11. Very attractive exterior.

EVANSTON COTTAGE. Design 2242-O; in frame, $1,078 to $1,198; plans, $10; width over all, 35 ft.; story heights, 10 ft. and space for 9 ft. 6 in. story above with three rooms. Special features: Attractive roof design; large veranda; well ventilated kitchen. See page 65.

Modification No. 2, Didlake design; parlor, 14.6x14 ft.; reeeption room. 14x14; fire-place in bed room; no fire-place in reception room. Would recommend No. 2 plan in place of No. 1 plan.

Evanston No. 3, McNeill design, same as above, with kitchen moved over in line with pantry; with 8x12 rear hall extending back to rear porch; and with combination side entrance and stairs in place of bath-room; with bath-room back of stairs, and with four chambers above.

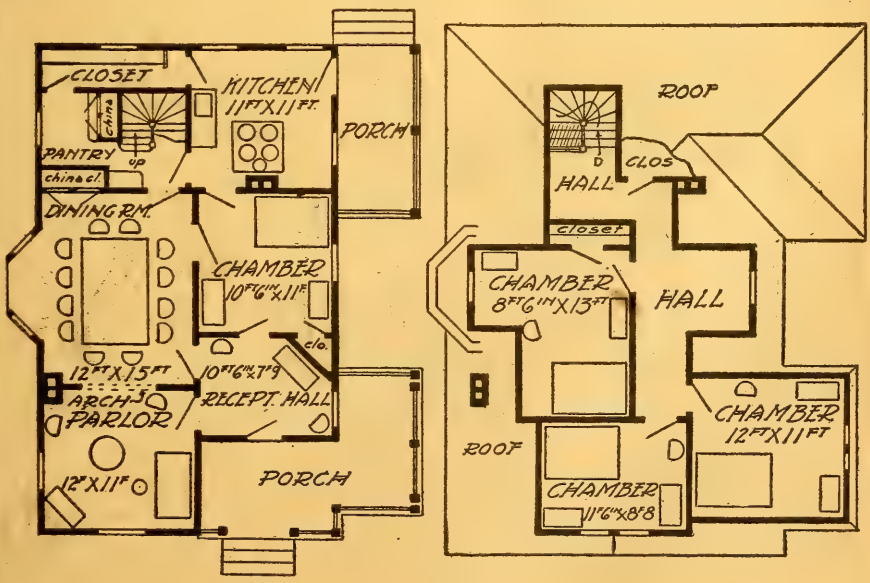




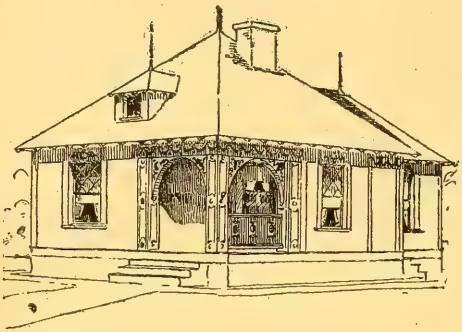
MARCO COTTAGE.—Design 2349M; cost, $998 to $1,098; plans, $10; special features: Convenient bath-room arrangement; pleasant out-look from main rooms. See page 65.

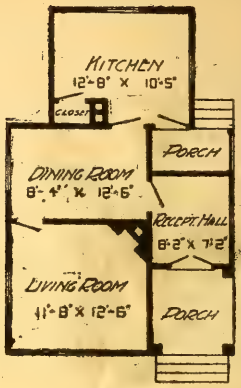
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

KIMBALTEN COTTAGE.—Design 2338M; cost, $1,098 to $1,199; plans, $8; special features: Large dining-room. See page 65.

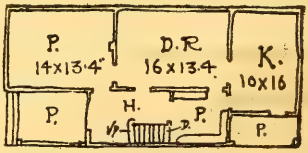


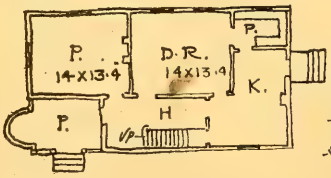
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.





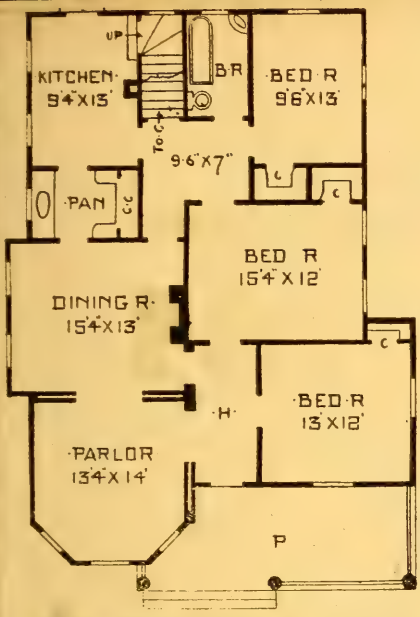
MEMPHIS COTTAGE.—Design 1063-O; in frame, $425 to $490; plans, $5; width, 25 ft. 4 in. by 24 ft.; width over all, 28 ft.; story heights, 9 ft. 6 in. Special features: Unique and inexpensive porch and general grouping of gables. Modfications: Chamber could be used for dining-room; kitchen for sitting-room; and a kitchen addition built on back of chamber. See page 65.

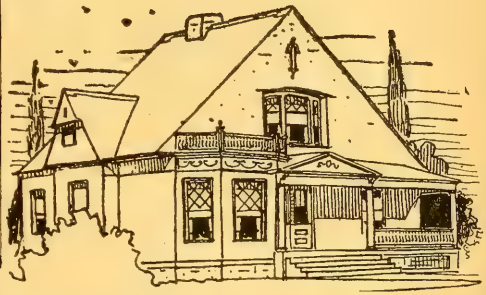




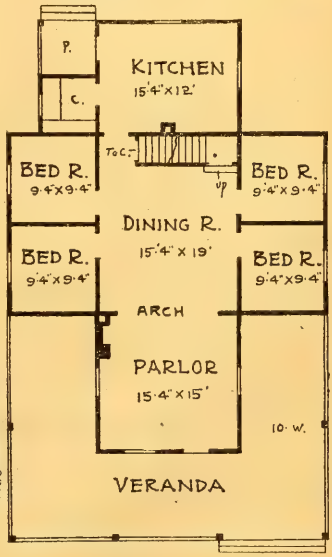
BYESVILLE.—Design No. 2339; cost, $560; plans, $8.

BELL VALLEY COTTAGE.—Design 2340-M; cost, $680; plans, $8. See page 65.

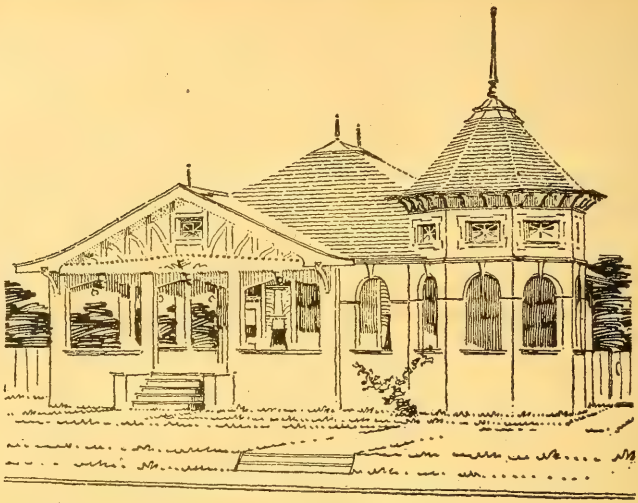




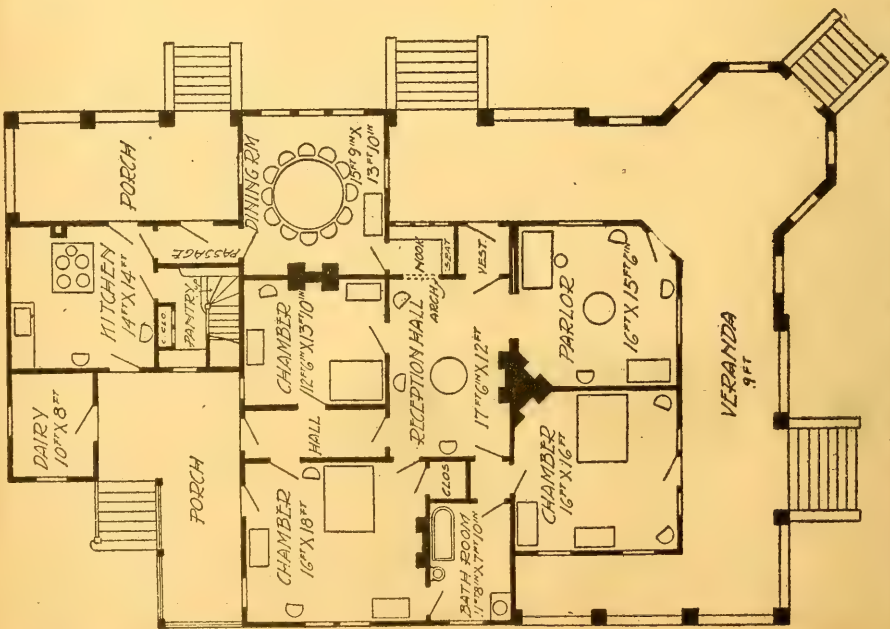
NEW LONDON COTTAGE.—Design 1408-O; in frame, $1,200 to $1,498; plans, $10; width, 34 ft. 10 in. by 41 ft. 6 in.; story heights, 10 and 9 ft., cut down at walls to 8 ft. Special features: Broad attractive front. See page 65.



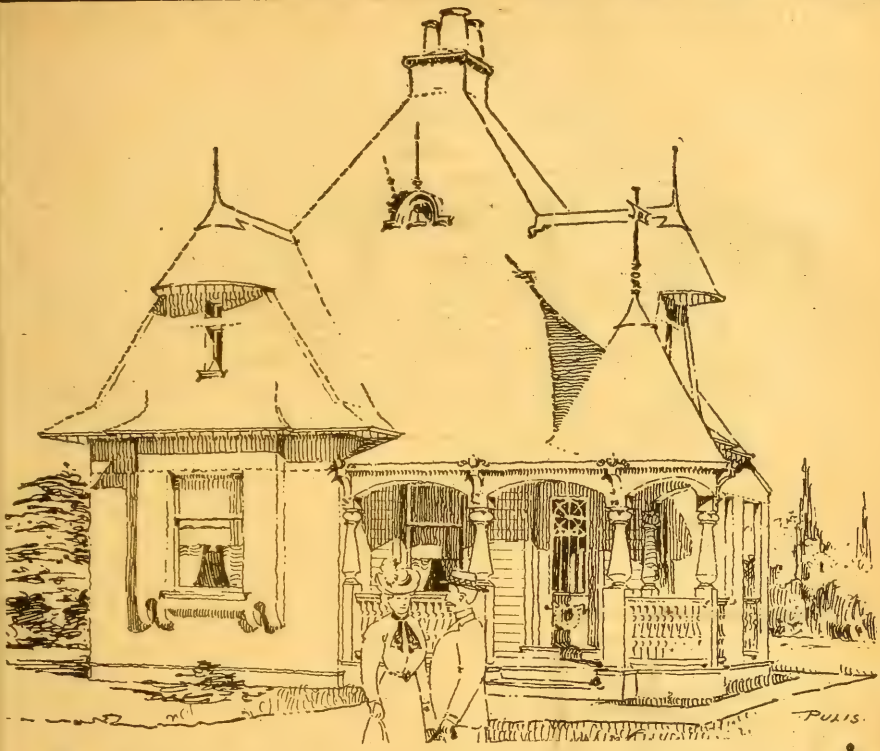
TARRYTOWN COTTAGE.—Design 2145-O; in frame, $850 to $950; plans, $10; width over all, 36 ft.; story heights, 10 ft. and 8 ft. attic. Special features: Large central space 34 ft. long. See page 65.



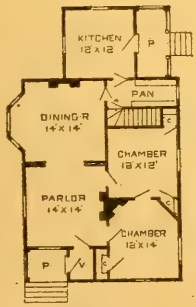
MANETTA COTTAGE.—Anderson design 2341-O; cost, $1,895 to $1,980; plans, $15; 12 ft. story. A good Southern cottage. See page 65.

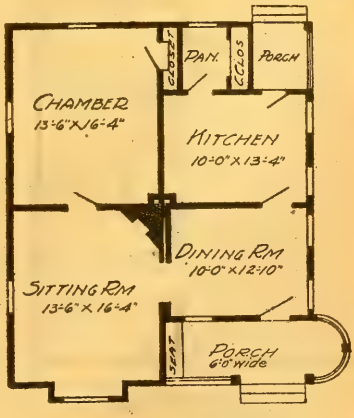


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

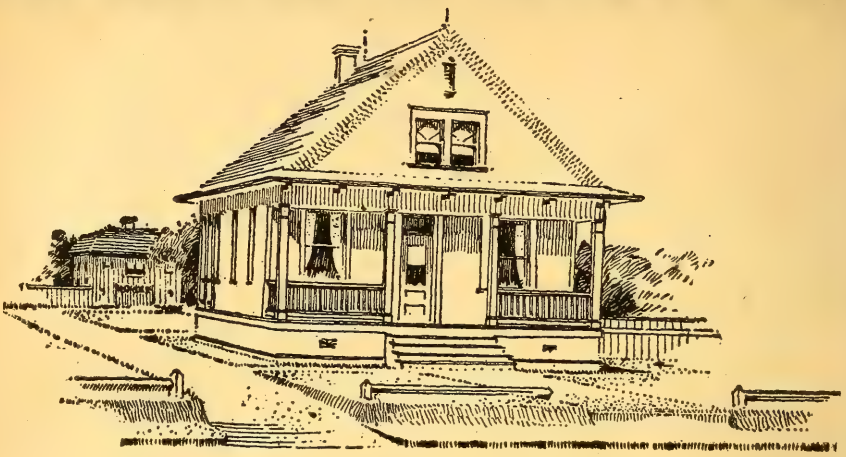


CASSVILLE COTTAGE.—Design 9742-O; in frame, $650 to $799; plans, $10; special features: Compact plan; attractive and novel exterior; plans, $15. See page 65.

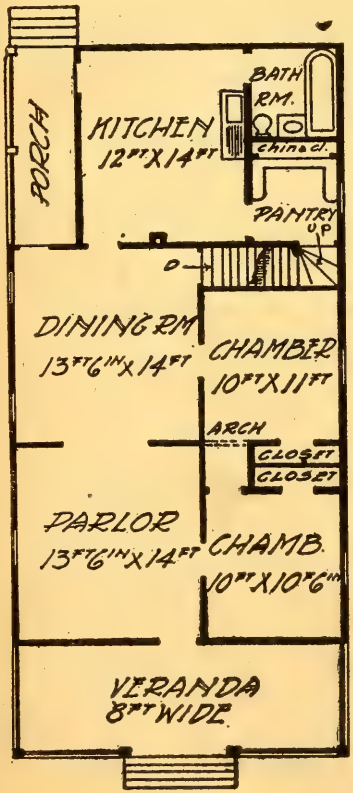


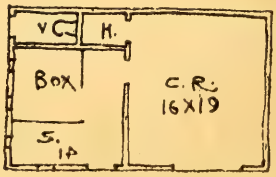


CARR COTTAGE.—Design 4201-O; in frame, $750 to $799; plans, $5; story heights, 10 ft. See page 65.

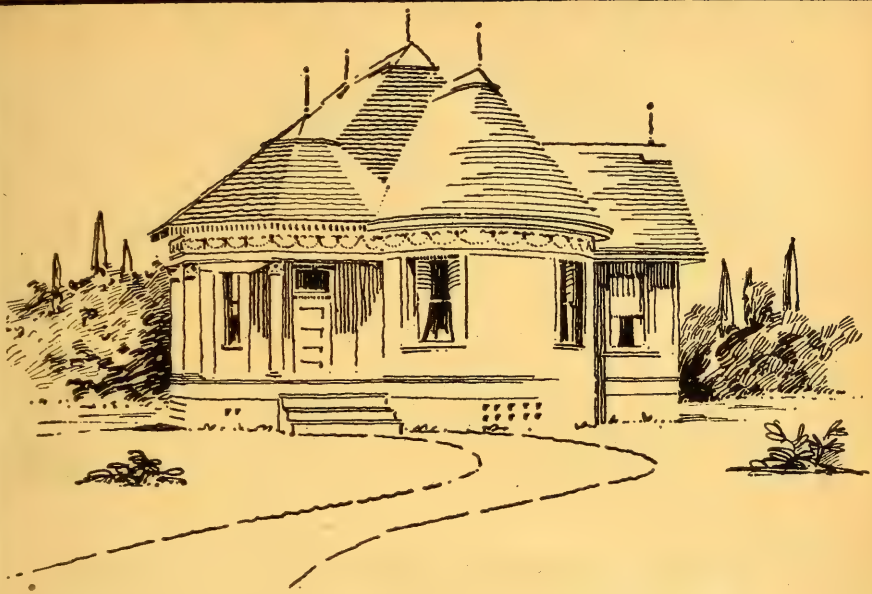


CUYABOGA FALLS COTTAGE.—Design 2342M; cost, $899 to $990; plans, $8. A very practical plan. See page 65.

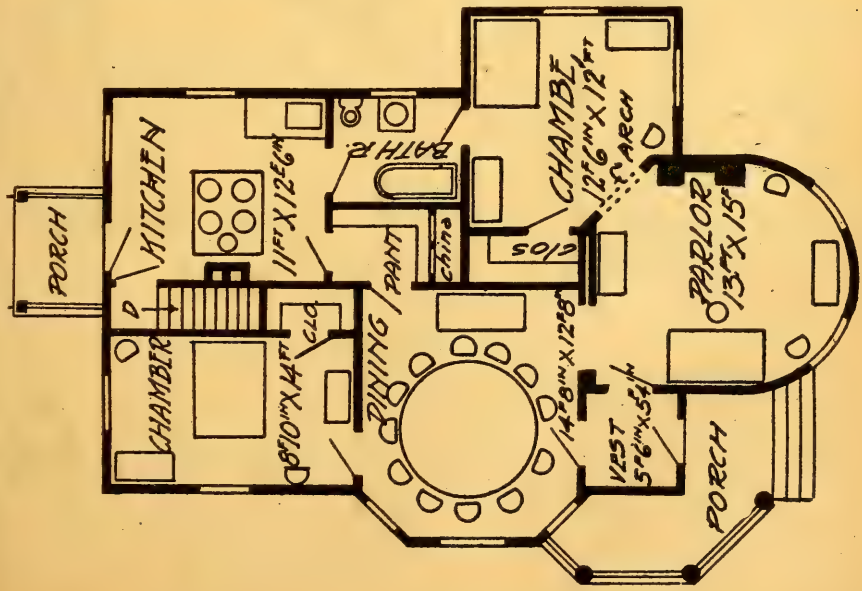




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

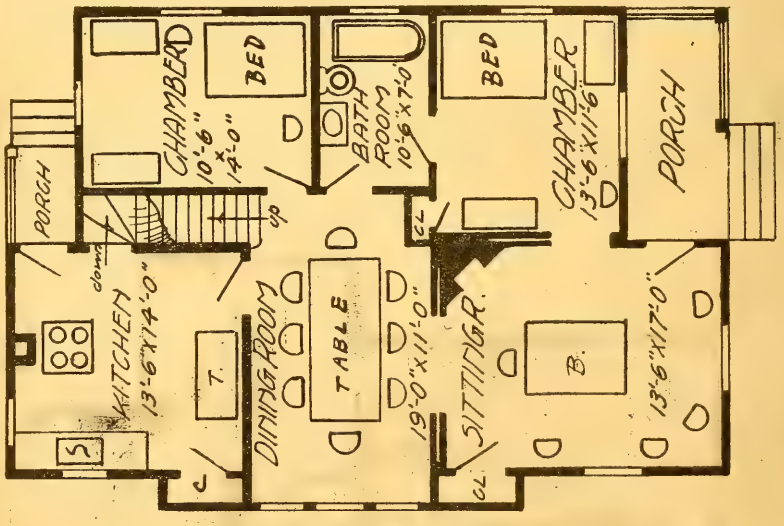


WYNKAAK COTTAGE.—Design 2343M; cost, $989 to $1,199; plans, $10. Special features: Attractive design; pleasant outlook to parlor. See page 65.



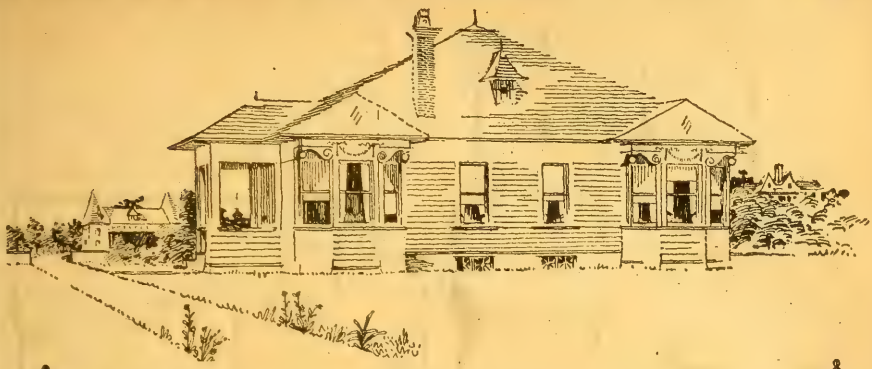
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

PANDORA COTTAGE.—Design 1207M; size, 29x44 ft. 6 in.; story height, 10 ft. Special features: Bath-room close to bed rooms; compact plan. Cost, $1,045 to $1,199; plans $10. See page 65.

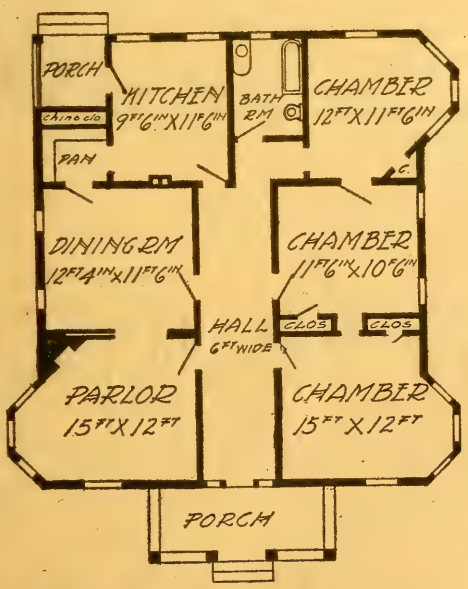


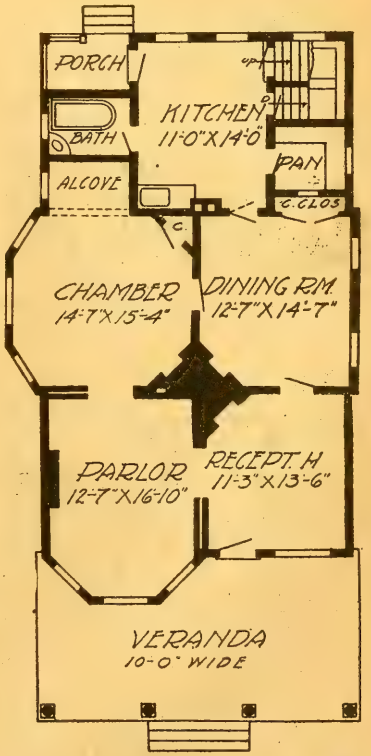
Continued from page 168.

New Orleans Plan No. 6, Norton design, same as No. 2, with larger rooms; parlor, 18x16; dining-room, 19x15, with bay; hall 12 ft. wide, extending to rear, with large fire-place; front chamber, 16x15; central chamber, 16x12; rear chamber, 16x12; kitchen, 15x16; wide 10x12 porch at side of kitchen; 10x8 store room. Plans, $10. Story heights, 10 ft.

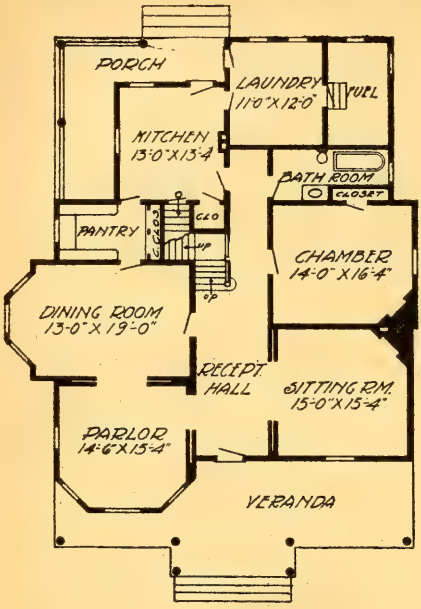


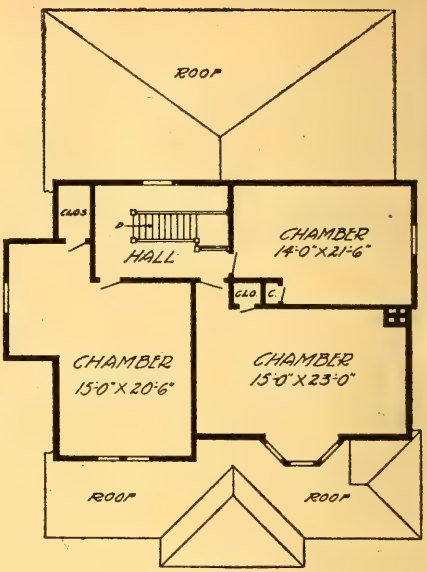
CEDAR COTTAGE.—Design 2344M; cost, $1,098 to $1,190. Plans, $10. See page 65.





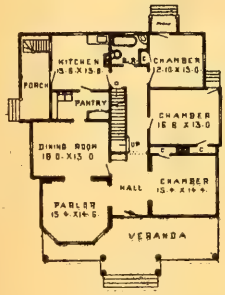
WALLA WALLA No. 2. Cost, $1,099. See plan on page 137. See page 65.

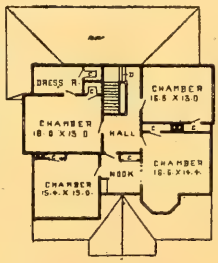


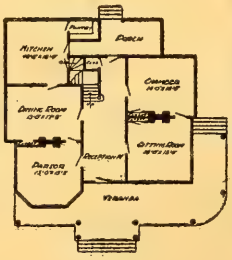


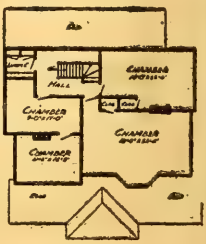
WOODFIELD RESIDENCE.—White design 71-O; cost, $1,890 to $1,998; size, 42 ft. by 56 ft. See Springdale cottage on page 187. Plans, $15. See page 65.

Woodfield Res. No 2, Matthews design, with 17x15 sitting room; with 3 ft. bay at side; with four chambers above. Same exterior as Springfield cottage.









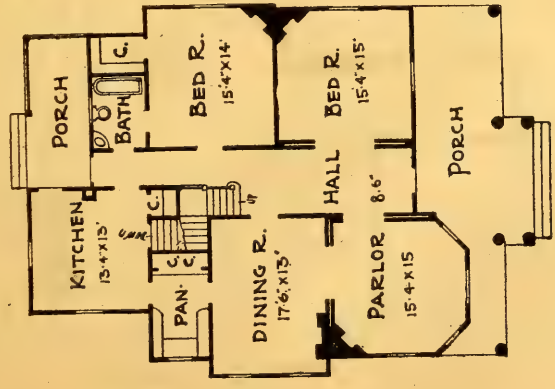
ROLAND.—Design 7-O; cost, $1,599 to $2,100; plans, $10. See design 1480-O on page 187.

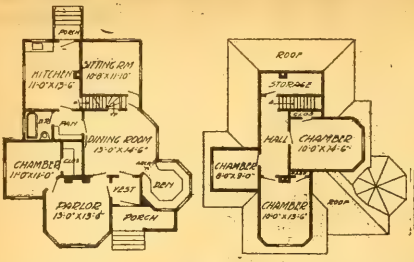
ZEARING. — Fouts design 8-O; cost, $1,699 to $2,200; plans, $10. See design on page 187.

SPRINGDALE COTTAGE.—Design $1,480-O; in frame, $1,699 to $1,889; plans, $15; width, 41 ft. 10 in. by 36 ft. 4 in; width over all, 44 ft. 9 in.; story heights, 10 ft. and 9 ft. 6 in. We have this plan for $10 with bath-room on first floor, located back of chamber and with pantry between kitchen and rear porch. Also a plan with bay in dining-room, a laundry and fuel room back of bath-room, with porch on two sides of kitchen and four chambers above. See index for Springdale cottage (revised). See Woodfield, Roland and Zearing plan on opposite page.

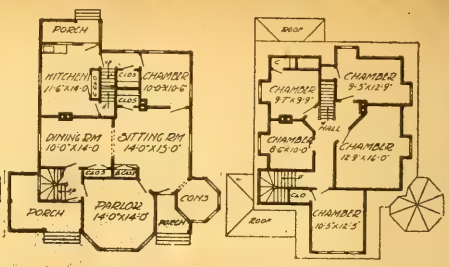
Springdale No. 3, Tillson design, same as above, with bay to dining-room, making it 13x19; and with 7x13 servants room adjoining kitchen; with three large chambers and storage room above.

Springdale No. 4, Chasteen design, same as shown with fire-place omitted; with central hall extended to rear, with 7x9 bath at end of same; with 6x20 porch on left hand side; with door into dining-room; with 13x13 chamber in place of present bath and porch. (See other Springdales.



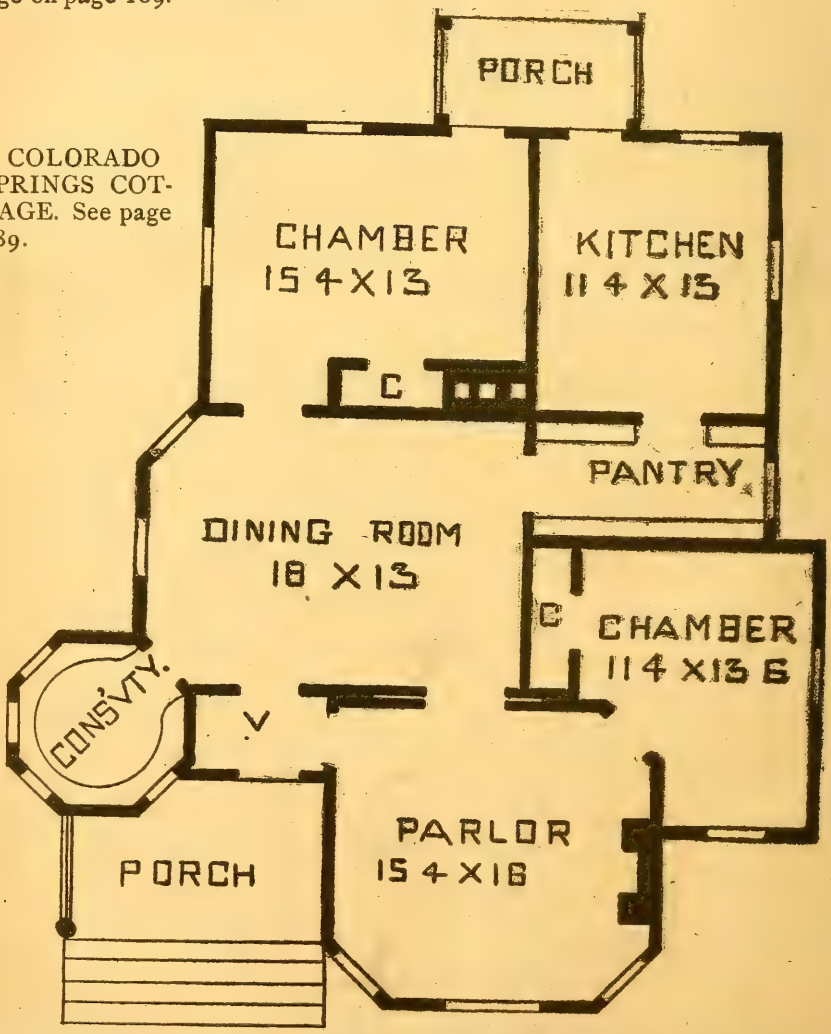


ELKO.—Design 4-O; cost, $1,000 to $1,199; size, 30 ft. 6 in. by 41 ft. 4 in.; story heights, 9 ft. 6 in. and 8 ft. Plans, $5. See Colorado Springs cottage on page 189.



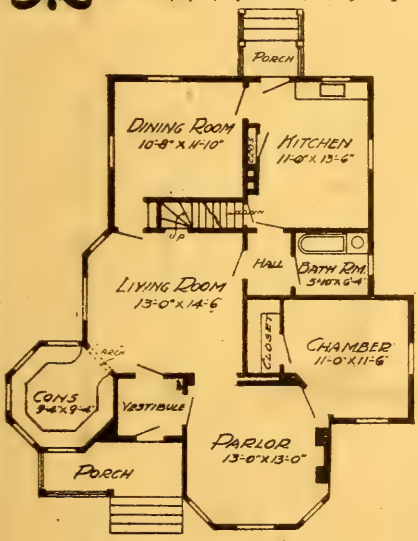
BELTON.—Page design 5-O; cost. $1,199 to $1,398; story heights, 9 ft. 6 in. and 8 ft. 6 in.: plans, $5. See page 189.

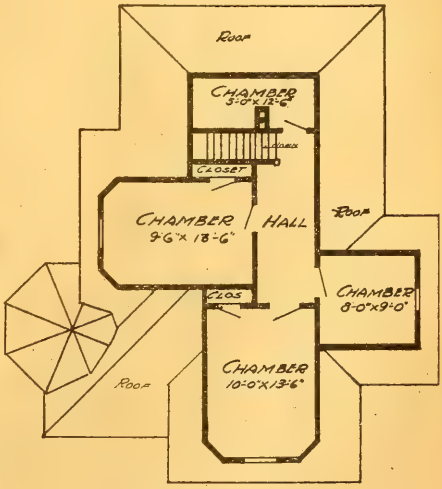
COLORADO SPRINGS COTTAGE. See page 189.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

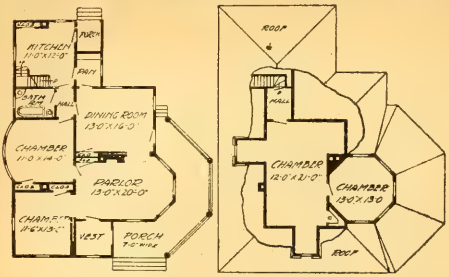
COLORADO COTTAGE.—Design 1056-O; see plan on opposite page, 188; also Elko and Belton designs; cost, in frame, $1,170 to $1,292; plans, $10. See page 65.



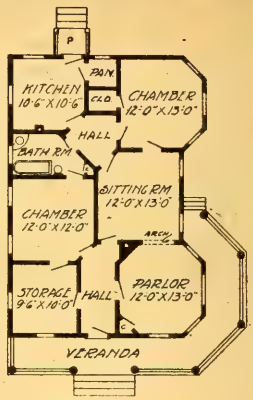


PAULSBORO.—Design 11-O; cost, $1,090 to $1,280; story heights, 9 ft. 6 in. and 8 ft. 6 in.; size, 30 ft. by 38 ft. Plans, $10. See pages 188 and 65.

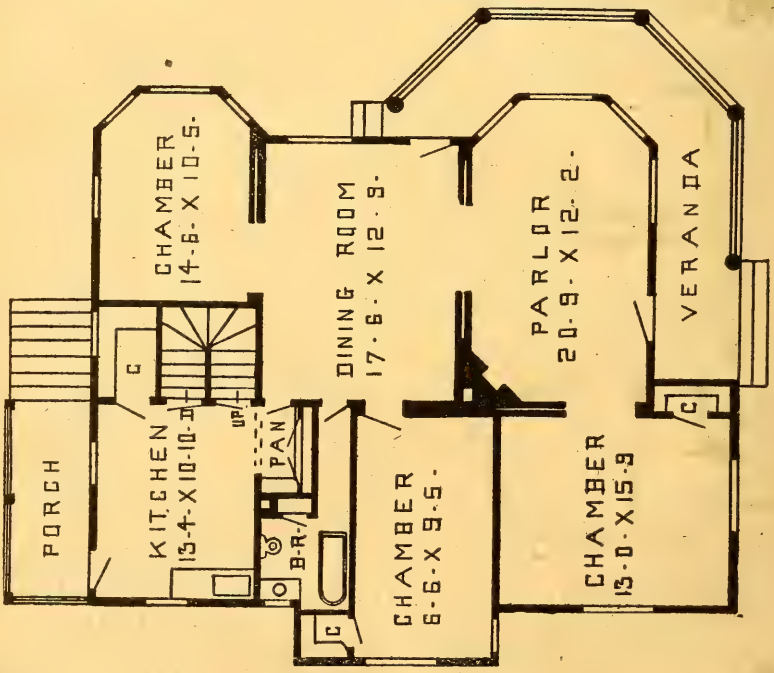
Paulsboro No. 2, Withraw design, parlor, 15x15 (no fireplace) living room, 14.6x15 ft.; chamber, 14.6x12 ft. 4 in.; dining-room, 11.6x12 ft.; with stairs coming down direct with side entrance at foot of siairs; with three rooms above, and 10 and 8 ft. story heights; with side walls above cut down to 6 ft. 6 in.



HARTLEY.—Design 3-O; cost, $1,290 $1,460; size, 33x38 ft.; width over all, 40 ft. See Cairo cottage on page 191. Plans, $10.

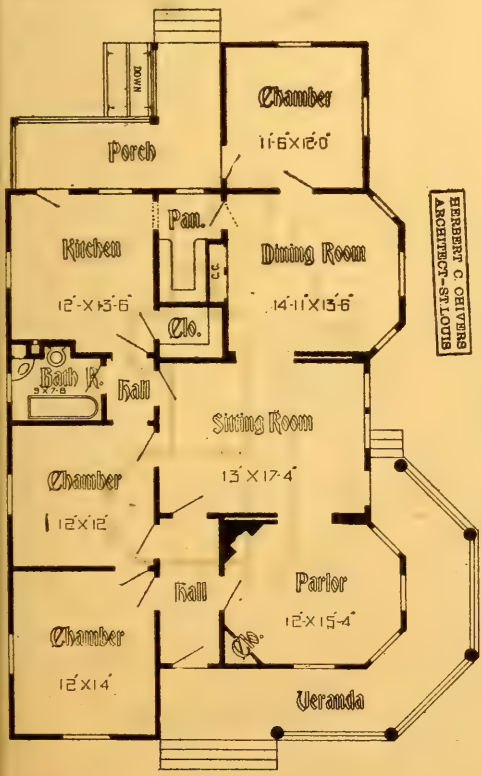


OLEON COTTAGE.–Design 90-O cost, $1,490 to $1,680; size, 28 ft. 6 in. by 41 ft. story heights, 10 ft.; plans $10. For design, see Cairo cottage on page 191.



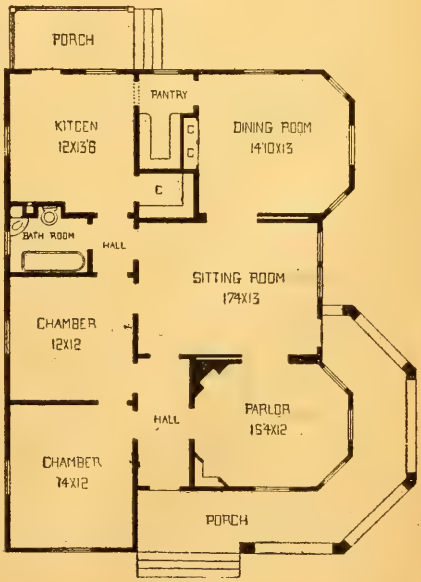
OLATHE.—Design 20-O; cost, $1,200 to $1,500; size, 36 ft. by 43 ft. 8 in.; extreme width, 45 ft. Plans, $10. See Cairo cottage on pages 191 and 192. Modification No. 2, Webster design, same as above, except back chamber is 14x16 dining-room; with 12x14 kitchen; with 7x8 Pantry between; with present dining-room as sitting-room, with wide fire place; with 8 ft. front hall and parlor reduced to 13x12 ft. See page 65.

CAIRO COTTAGE.—Design 1557-O; in frame, $1,099 to $1,200; plans, $10; story heights, 9 ft. 6 in. and 8 ft. 6 in. attic. Special features: Semi-octagon porch, novel design, easy to construct. See index for Cairo plan No. 2. See pages 190 and 192. We have plan No. 1 called O'Brien design, with 20 in. stone walls; with stairs in front hall and fire-place in dining-room and sitting-room; with rear porch 6x36 ft. See page 65.

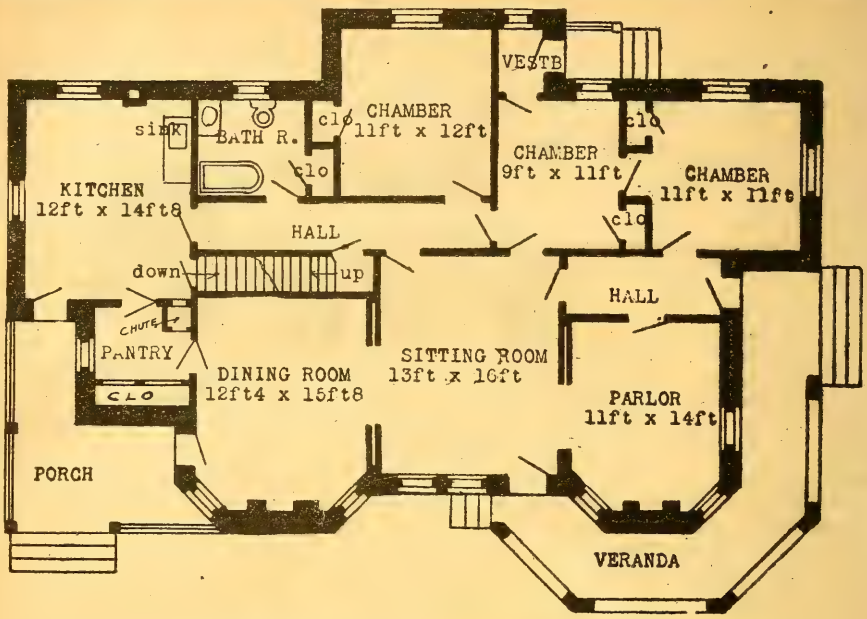


Plan No. 2.

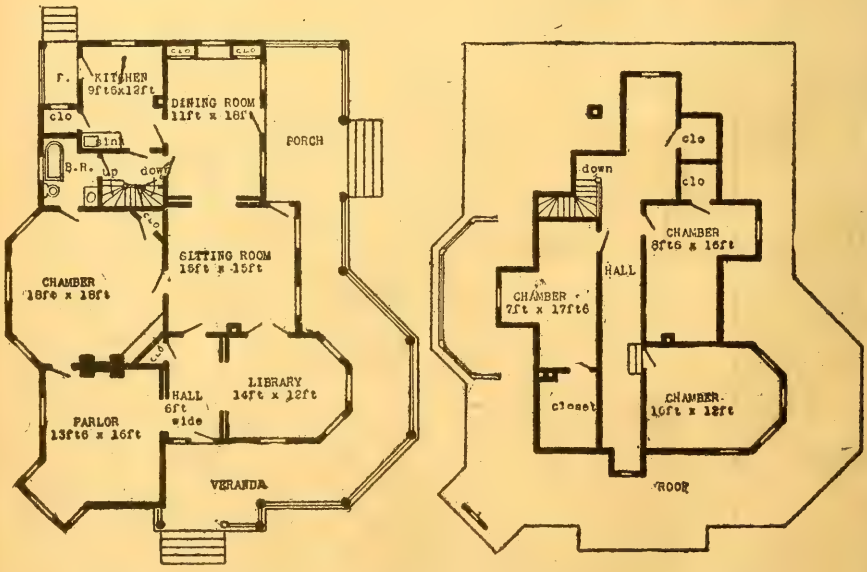
HERBERT C. CHIVERS ARCHITECT-ST. LOUIS



Plan No. 1.



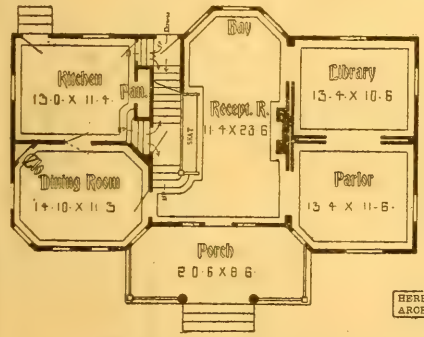
CAIRO COTTAGE.—Fairbanks design 2347M. See page 191. Cost in brick, $2,140 to $2,490. Plans, $20.

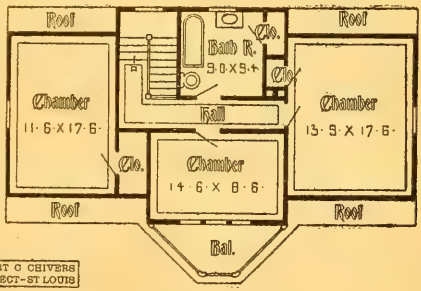


WAKATOTAOMILA COTTAGE.—Barnett design 2345M; cost $1,190 to $1,298. Plans, $15.

JOLIET RESIDENCE. Design 1873M; in frame, $1,790 to $1,890; plans, $15; width, 45 ft 6 in. by 24 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (front chamber is full-story, others cut down at front and rear walls to 5 ft.)

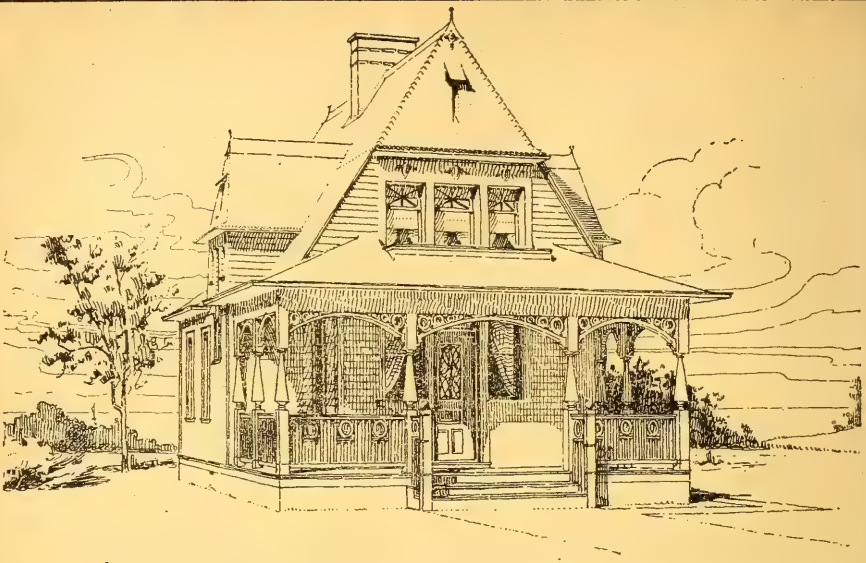
Special features: Large reception room, with bay and wide fire place and broad seat opposite; angular windows onto porch from parlor and dining-room; combination stairs. See page 65.



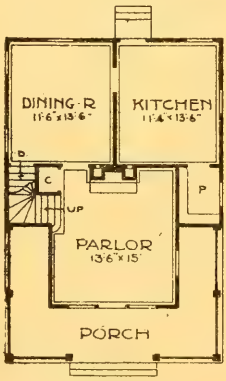


HERBERT C. CHIVERS
ARCHITECT-ST LOUIS

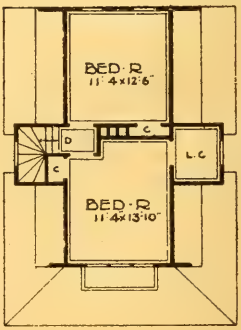
KEDRON COTTAGE.—Design 4368M; in frame, $1498 to $1,599; plans, $20; story heights, 9 ft. 6 in. (full story). Special features: Porte-cochere in front; large veranda; parlor and living rooms, 13 ft. 4 in. by 44 ft.; rooms above, 13 ft. 4 in. by 12 ft.; all other rooms same size as parlor. See page 65.



SAN DIEGO COTTAGE.—Design 1648-O; in frame, $650 to $750; plans, $5; width, 27 ft. 8 in. by 29 ft. 8 in.; story heights, 9 ft. 6 in. and 8 ft. (side walls cut down to 5 ft.). See plan No. 2, on page 195. Have $10 stock plans with side hall entrance, with door from hall to dining-room, stairs going up out of hall instead of front room. See page 65.



FIRST STORY



SECOND-STORY.

San Diego No. 3, Mapledom design, same as San Diego, with parlor 12x16 ft.; with stairs starting up direct from hall, the same as in San Diego No. 2, (see index); with 11x14 ft. kitchen back of stairs, with 3x4 ft. closet; with 12x14 ft. 6 in. dining-room back of parlor; with 5x11 ft. serving pantry back of this; with porch across front only.

San Diego No. 4, Hackman design, same as above, with 12x12 ft. kitchen addition, with large pantry, and large 8x8

Continued on page 195.

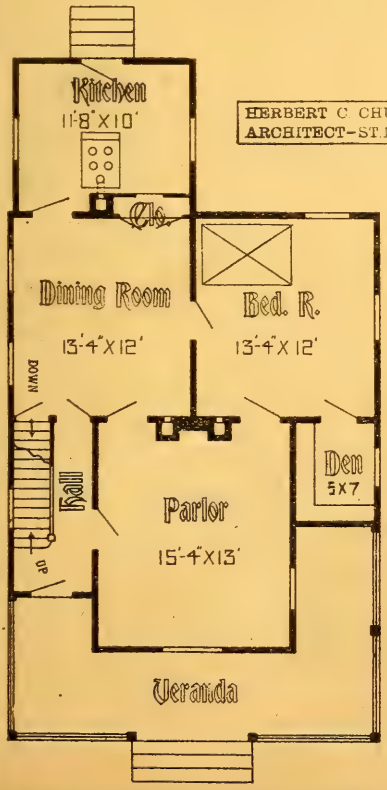
Continued from page 194.

ft. rear porch back of present kitchen; with first arrangement of plan as in San Diego No. 2 except parlor is 15x15; dining-room 14x13; bed-room 13x13. See page 65.

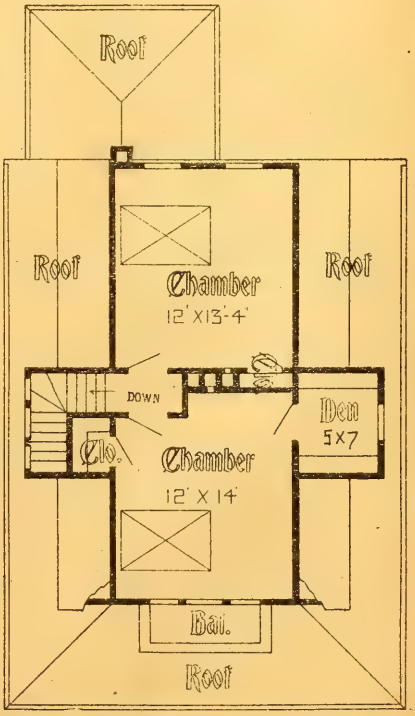
San Diego No. 5, Swavely design, same as San Diego, with the following changes: Porch across front only; parlor, 15x12; side hall at stairs, extending to front porch; kitchen 11x14 back of hall; dining-room in place of present kitchen 12x12; with 5x12 pantry back of this; three chambers above sizes, 13x12, 12x14, 10.6x14 ft.

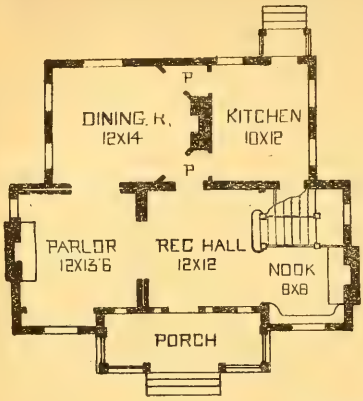
San Diego No. 6, Geiseke design, same as San Diego, with 8 ft. veranda; parlor, 14.6x16 ft.; with large front window; front entrance, hall and stairs where marked "P" on plan; bath-room in place of present stairs; dining-room 14.6x13 ft.; with trap-door to cellar on rear porch; with three full-story chambers above, sizes 12.6x12 ft. 5 in., 12.6x13 ft. 6 in. and 11x7 ft.; chamber at dormer window; with large closets.

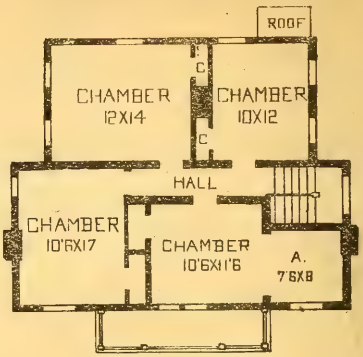
SAN DIEGO COTTAGE NO. 2.—Design 100,190-O; in frame, $750 to $850; plans; $5; width, 27 ft. 10 in. by 39 ft. 4 in.; story heights, 9 ft. 6 in. and 8 ft. (cut down at sides to 5 ft.). See view on opposite page, 194. See page 65.

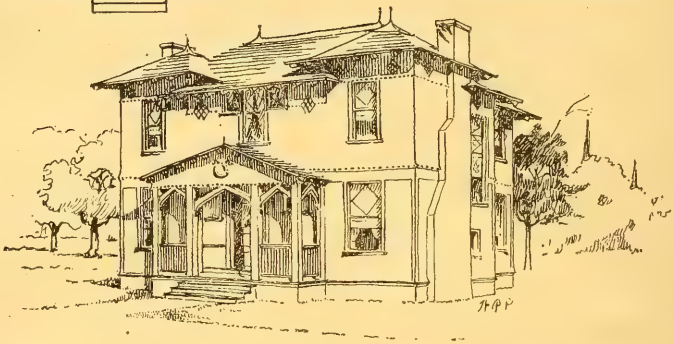


HERBERT C. CHIVERS
ARCHITECT-ST. LOUIS



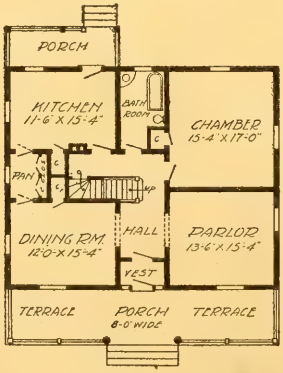


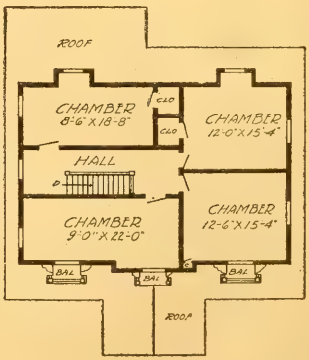


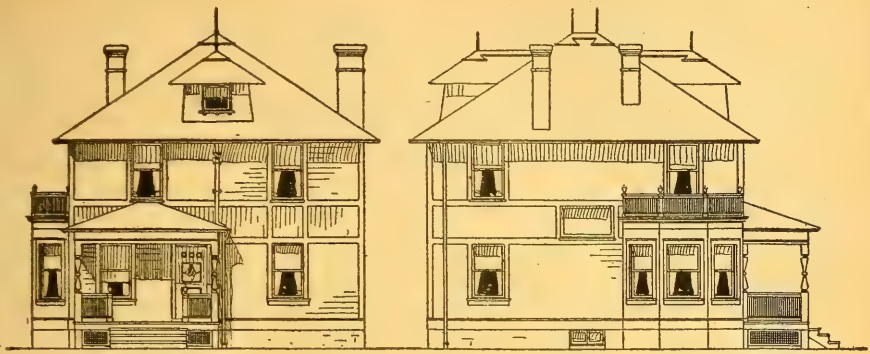


BLACK HILLS RESIDENCE.—Design 960M; in frame, $1,190 to $1,480; in brick, $1,600 to $2,000; plans, $25; special features: Nook and fire-place in connection with stairs. See page 65.

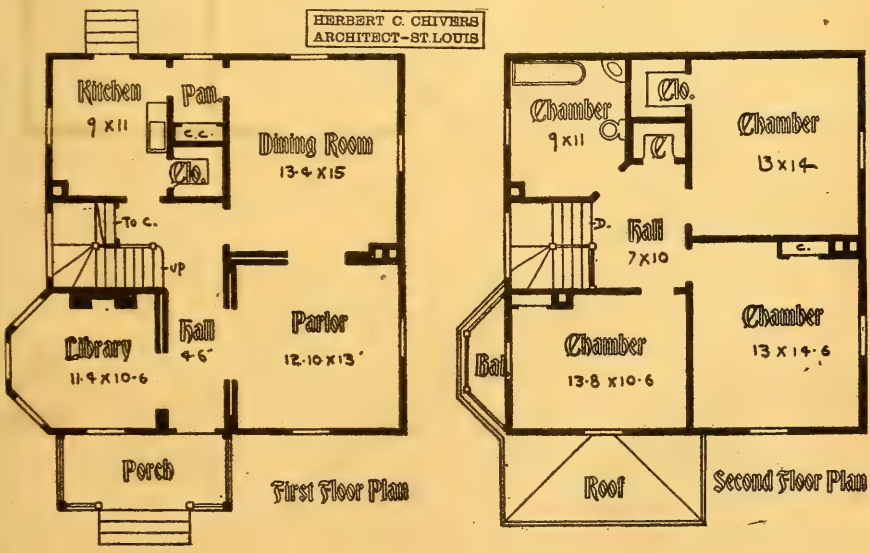
ALBERTA COTTAGE.—Design 62-O; cost, $1,098 to $1,-198; story heights, 10 ft. and 8 ft. 4 in. Design similar to Baraboo on page 206. See page 65.

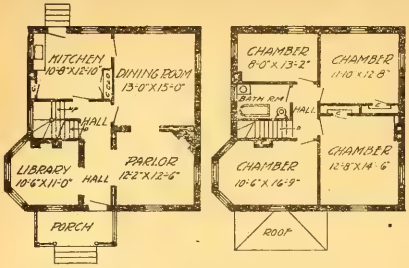




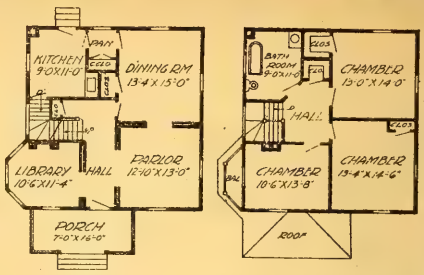


WASHINGTON RESIDENCE.—Design 6014-O; in frame, $1,190 to $1,398; plans, $10; width, 27 ft. 8 in. by 29 ft. 6 in.; width over all, 33 ft.; story heights, 9 ft. 6 in. and 9 ft.; side walls to second story cut down to 8 ft.; special features: Bay to library. Modifications: See St. Louis Cottage on page 199. Modification 2, Galbreth design, same as Washington Residence, except bay is on side of parlor instead of at library, with combination side entrance and no pantry; full 9 ft. story heights. Modification No. 3, Smith design; same as Washington Res., except kitchen flue is at outer corner and stairs to basement go down direct from kitchen. See page 65.

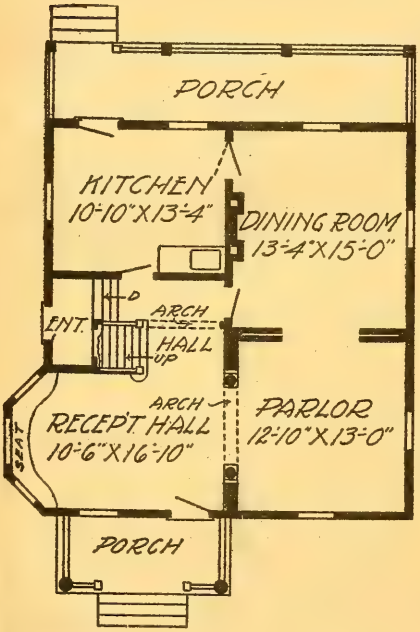


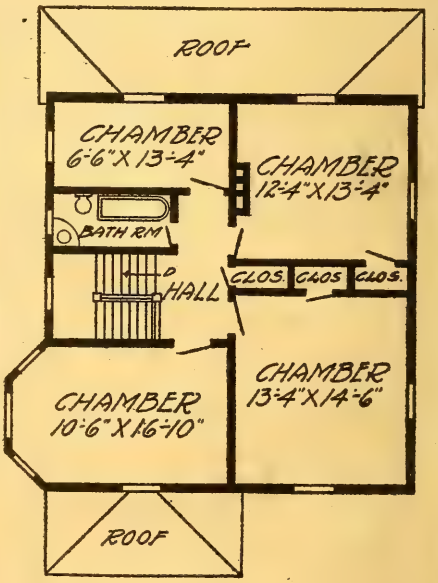


Weiss, Design 9-O; in brick, 9 in. wall; cost. $1790 to $1998; plans, $10 See St. Louis Cottage on page 199.



Norcatur, Design 10-O; cost, $1,098 to $1192; size, 27.8 x 29.6 width over all, 31 ft.; plans, $8; See design on page 199.

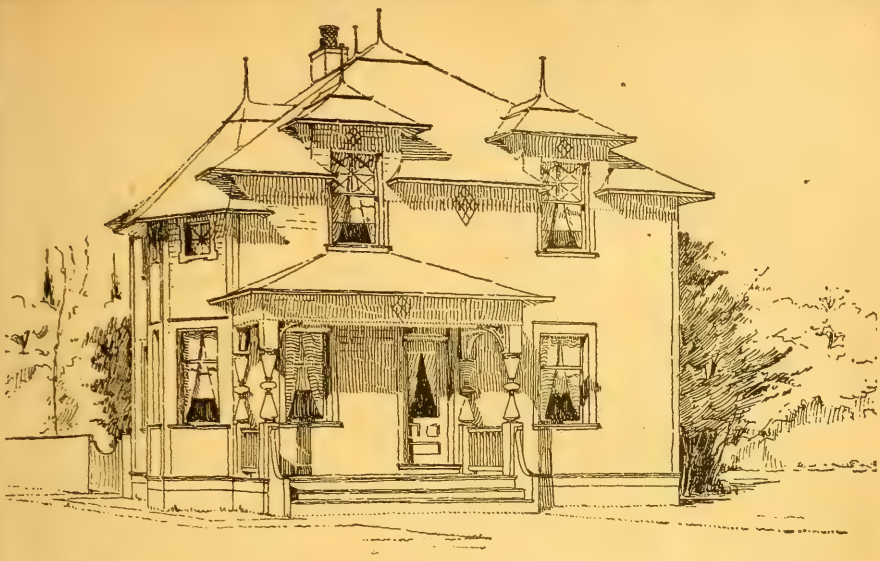




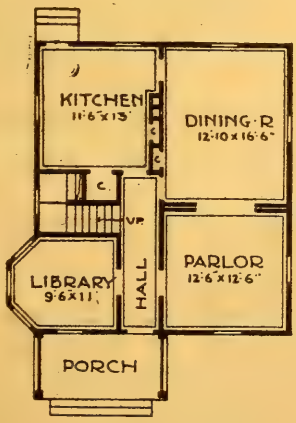
DARBY COTTAGE.—Design 59-O; cost, $998 to $1,192; size, 28 ft. 2 in. by 30 ft,; story heights, 6 ft. and 8 ft., full story; plans, $8. See design of St. Louis cottage on page 199. A special feature of this plan is attractive stairs and combination side entrance and cellar entrance.

DARBY NO 2, Likins design, same as above, with 4 ft. pantry between dining-room and kitchen; with 6x7 bath-room on first floor; with general dimensions 32x30 ft.; with no bay to second story chamber; with full stories and dormer on roof; similar to Washington Residence.

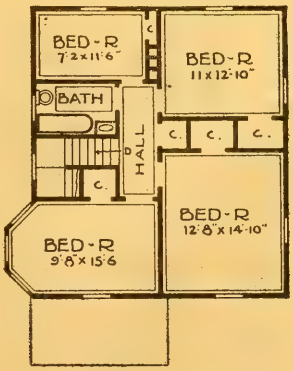
Continued on page 201.



ST. LOUIS COTTAGE.—Design 1642-O; in frame, $780 to $899; plans, $5; width, 25 ft. 4 in. by 30 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft., side walls of second story cut down to 6 ft. Special features: Compact plan; attractive front. Published in the July, 1899, Woman's Home Companion, Springfield, Ohio. We also have this plan with full story heights. Have $10 stock plans, with the following changes, named Cruthersville residence. General size, 27 ft. 8 in. and 29 ft. 6 in. with bath-room, with parlor, 13.4x13 ft.; library, 12x10 ft. 6 in.; dining-room, 13.4x15 ft.; story heights, 10 ft. and 9 ft. in the clear. See pages 197 and 198. See page 65.

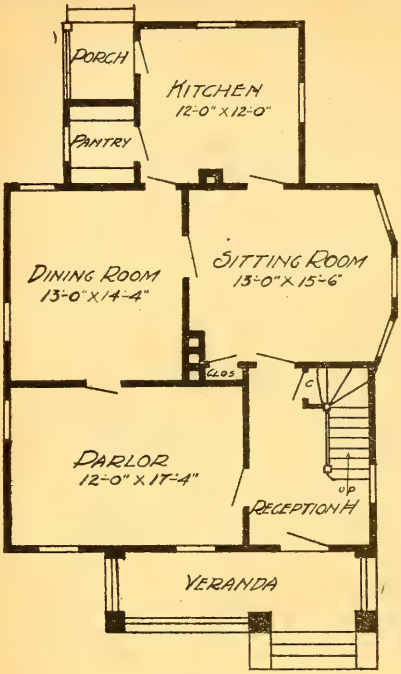


FIRST-STORY.

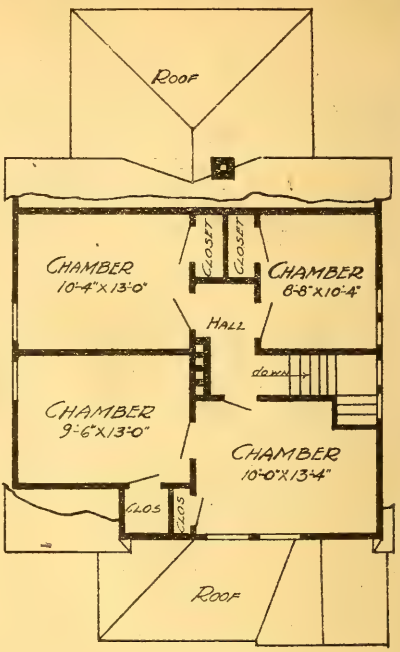


SECOND-STORY.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

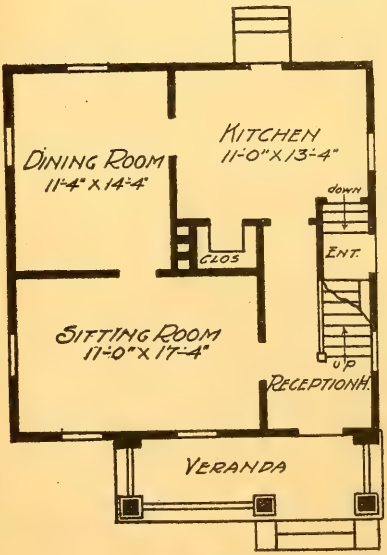


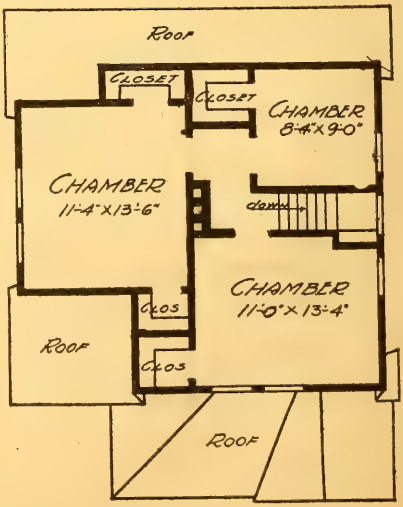
PLAN OF FIRST FLOOR



PLAN OF SECOND FLOOR

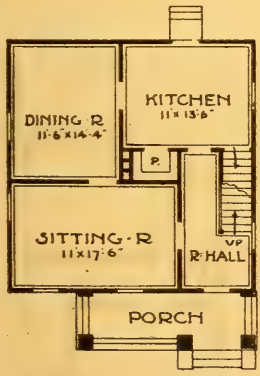
YORKVILLE RESIDENCE.—Tulpin Design 16-O; cost, $950 to $1,090; size, 27 ft. 4 in. by 29 ft. 8 in.; story heights 9 ft. and 8 ft. 6 in.; plans, $8. See Manistee Cottage on page 201. See Yorkville No. 2 on page 204.





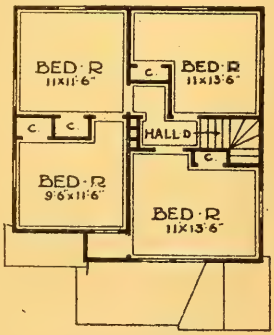
Kingslow Plan. See description on page 204.

MANISTEE COTTAGE.—Design 1651-O; in frame, $840 to $990; plans, $8; width, 25 ft. 8 in. by 26 ft. 4 in.; story heights, 9 ft., second story cut down to 5 ft. Special features: Compact arrangement. Modifications: See index for modified Manistee $5 plans. See page 65.



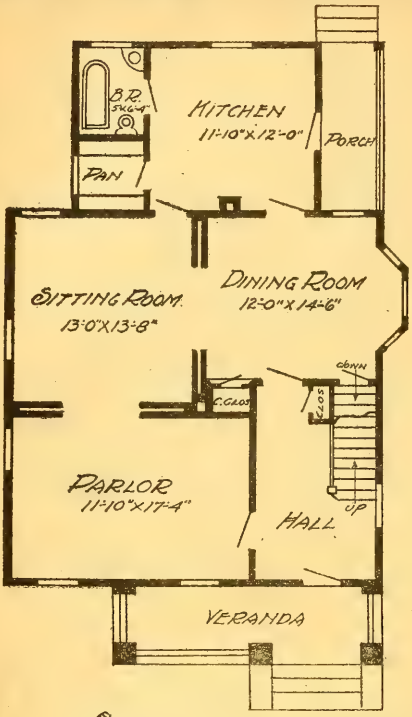
FIRST STORY.

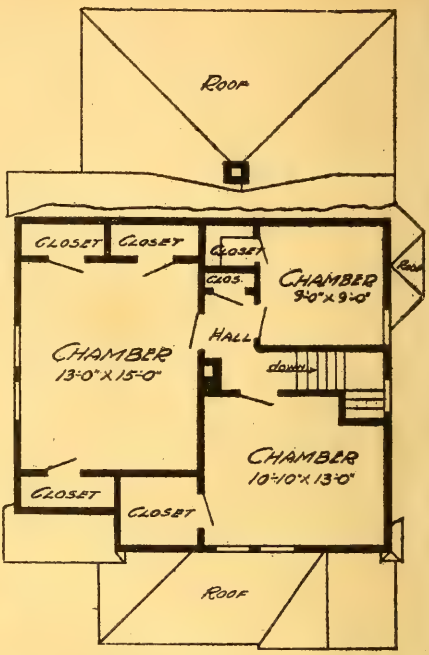
Continued from page 198.



SECOND STORY.

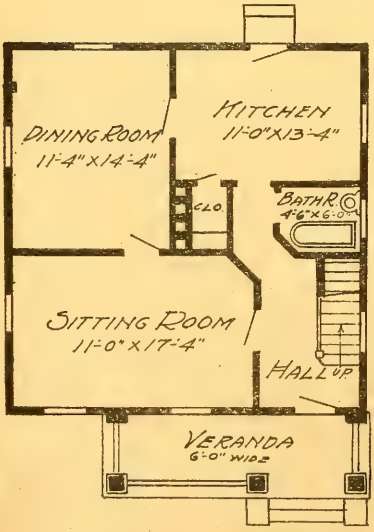
Darby plan No. 3, reversed Finley design, same as above, with sliding doors to parlor; with arch and large brick fireplace to library; with 5 ft. central hall; with 11.4x17 ft. library where reception hall now shows; with bay omitted to front chamber above; with pantry and pot-closet between kitchen and dining-room; with 3x8 bay to dining-room; with bathroom between two rear chambers; with porch across front; with open porch extending to dining-room bay.

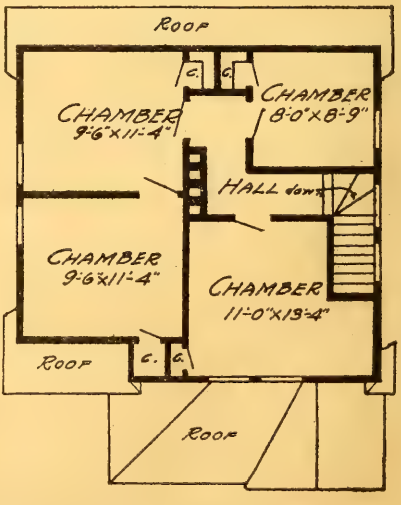




SHELLMOUND RESIDENCE. — Hutton design 19-O; cost, $940 to $1,090; story heights, 9 ft. See Manistee design on page 201. Plans, $10. See page 65.

Continued on page 207.

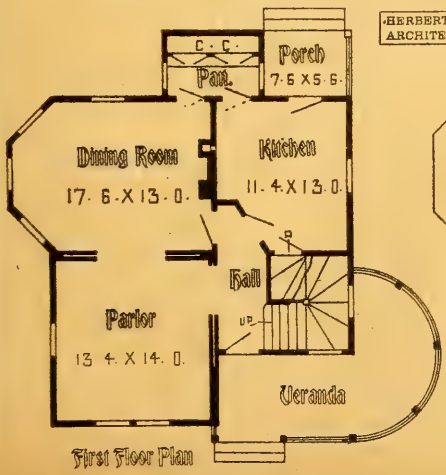


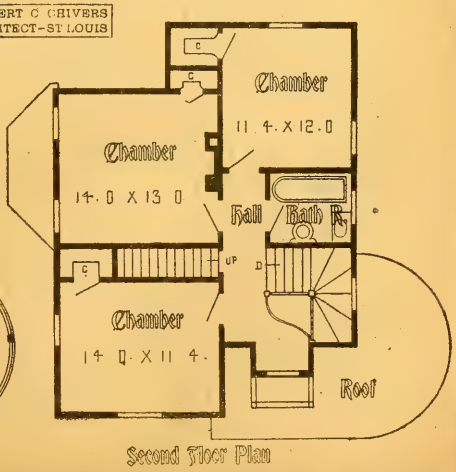


DURLEY COTTAGE.—Design 2330-O; cost, $623 to $1,099: plans, $7. See Manistee design on page 201.

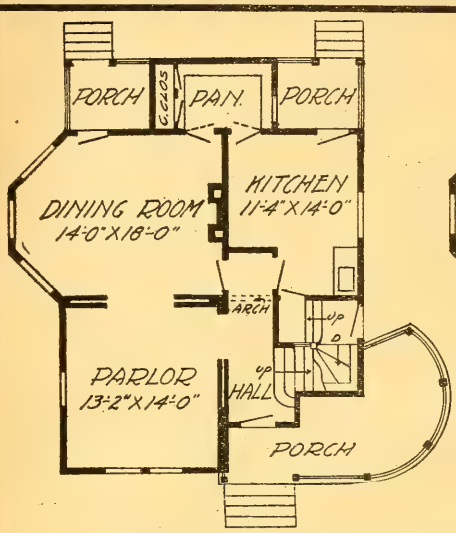
MARLEBORO RESIDENCE.—Design 9071-O; in frame, $1,198 to $1,356; plans, $10; width, 25 ft. 10 in. by 28 ft. 6 in.; width over all, 38 ft.; story heights, 9 ft. 2 in. and 9 ft. Special features: Large veranda; pleasing outline; well-ventilated dining-room; kitchen could be used as dining-room with one-story kitchen addition. Modifications: See Marleboro No. 2, etc. See page 204.

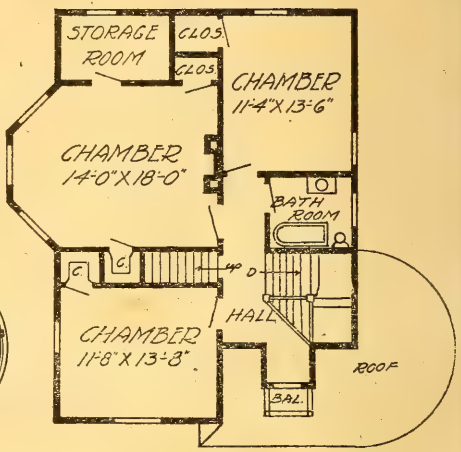
Marleboro No. 5, Francis design, with dining-room 17 ft. 10 in. by 14 ft., with rear porch to dining-room, with door to same; with parlor fire-place; sliding door at parlor pocket.





HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.





MARLEBORO COTTAGE NO. 2.—Hawke design 55-O; cost, $1,490 to $1,582; size, 26 ft. by 35 ft. See Marleboro design on page 203. Plans $10.

Marleboro No. 3, Schlaack design, same as Marleboro No. 1 and 2, with hall from front to rear; with kitchen as bedroom, size 13x10 ft. 6 in. with bay; with 11x12 ft. kitchen addition and large rear porch off at dining-room; and kitchen and storage room space as balance.

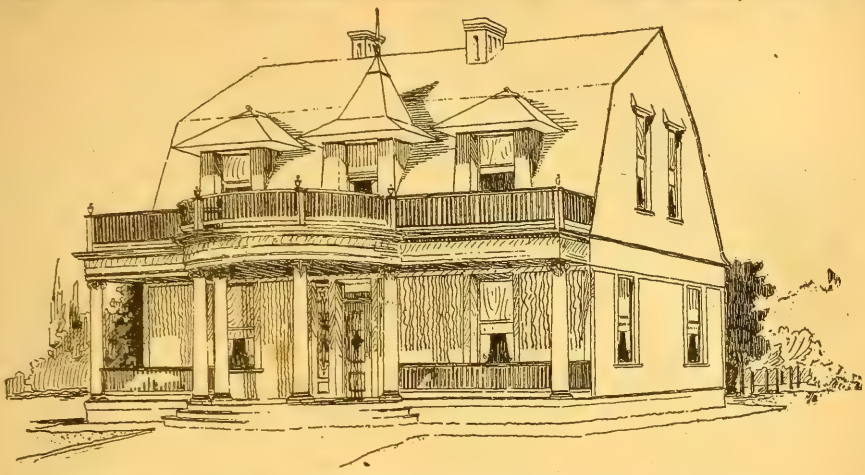
Marleboro No. 4, Wilcox design, the same as Marleboro No. 2; chamber above dining-room without bay, size 13.6x14 ft., and with door leading out onto balcony where storage room is shown; with 12x20 ft. one-story kitchen, with kitchen used as dining-room.

Marleboro Residence, No. 6, Halzback design, the same as No. 1, on page 203; with barge-board gables; with parlor 18x14 ft. 6 in.; dining-room 16x20 ft.; kitchen 13.4x18, with small porch to dining-room; with 7x21 ft. porch to kitchen; front chamber is 15x15 ft. 6 in., connecting with 15x15 ft. 9 in. chamber back of this and 12x13 ft. 4 in. rear chamber. Story heights, 10 and 9 ft. 3 in. in the clear. See page 65.

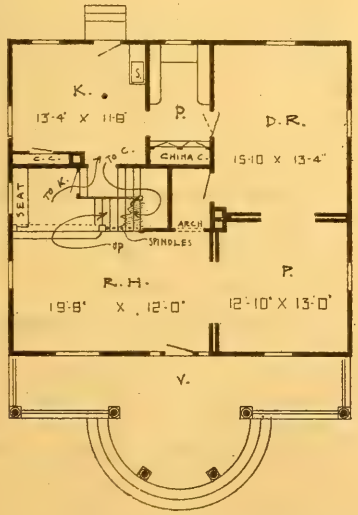
KINGSLOW RESIDENCE.—Hundhanson design 17-O; cost, $840 to $990; plans, $8; size, 25 ft. 8 in. by 26 ft. 4 in.; story hsights, 9 ft. See design on page 200.

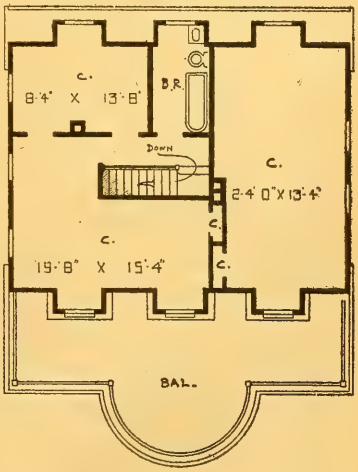
Yorkville No. 2, Southard design, in brick with 9 in. walls; with no bay to sitting-room; with fire-place to dining-room; with bath connecting with kitchen, where marked pantry; with pantry in place of porch, and light gable ends. See page 65.

Continued from page 200,



McWILLIAMS RESIDENCE.—Design 9982-O; in frame, $1,290 to $1,488; plans, $10; width, 31 ft. 4 in. by 34 ft.; story heights, 9 ft.; special features: Semi-circular porch; attractive dormer windows; unique reception hall. Modifications: See index Baraboo plan. We have $10 plan with larger rooms and pier foundation. Modification No. 2, Whitmore design, with porch like this but stairs like Baraboo Cottage and central hall. Modification No. 3, Clark design with fire-place in hall; vestibule; bay in dining-room and exterior and front porch like Baraboo design. (See index).



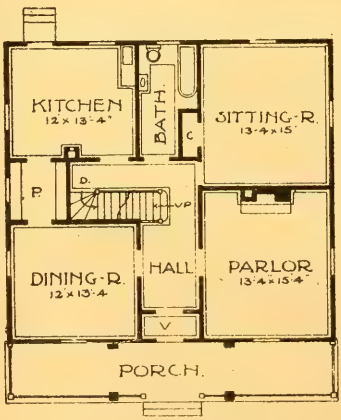


Continued from page 210.

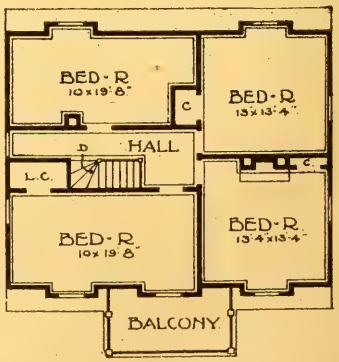
Parkdale Cottage No. 2, design 1634-O; plans, $8; extreme width, 34 ft.; same as "Parkdale" with octagon bay-shape; 13.4x26 ft. parlor, bay-shaped; 23.4x16 ft. sitting-room; 13.4x16 ft. 6 in. dining-room. See page 65.

BARABOO COTTAGE.—Design 1639-O; cost in frame, $1,194 to $1,388; plans, $10; width, 34 ft. by 31 ft. 4 in.; story heights, 10 ft. and 9 ft. 6 in. Side walls cut down by roof to 8 ft.; cellar, 7 ft. Special features: Economical second story construction. Modifications: Dining-room could be used for sitting-room, with pantry where bath is. Can furnish these plans in stock as shown, or reversed, with the following changes at $10.

Baraboo Res. No. 3, Edwards design, full 10 and 8 ft. 4 in. stories; dining-room 12x15 ft. 4 in.; sitting-room 15 ft. 4 in. by 17 ft. A very fine plan. Price $12. See page 65.

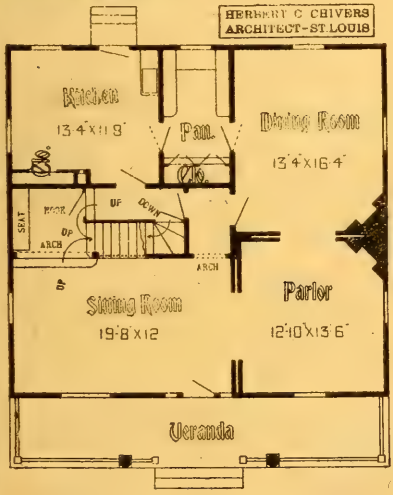


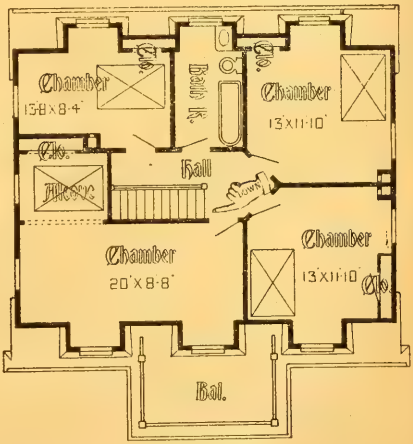
FIRST-STORY



SECOND-STORY

BARABOO NO. 2.—Design 100,195-O; in frame, $1,198 to $1,360; plans, $10; width, 31 ft: 4 in. by 34 ft.; story heights, 9 ft. and 9 ft.; (side walls cut down to 6 ft.). See page 65.

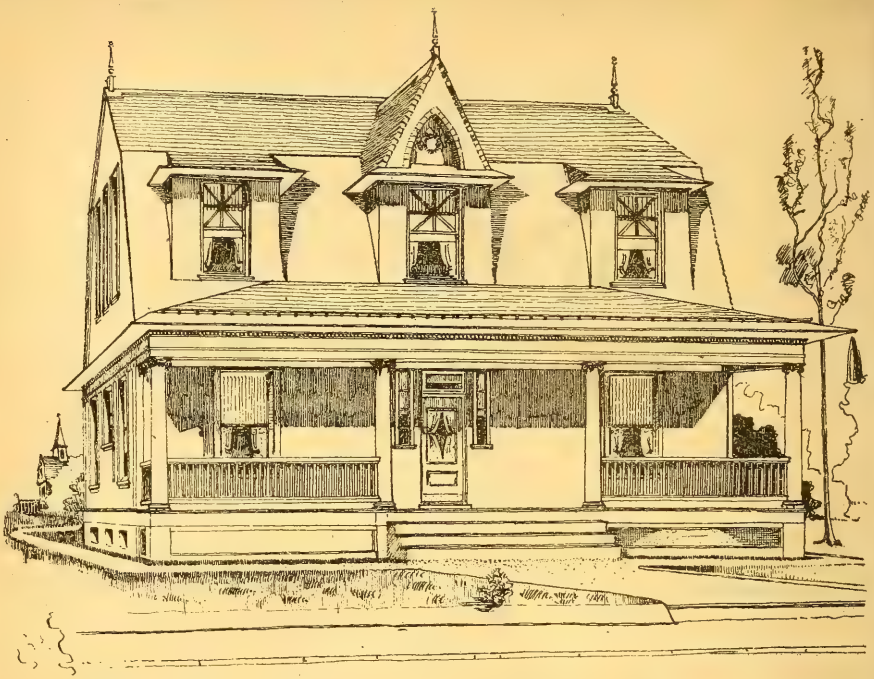




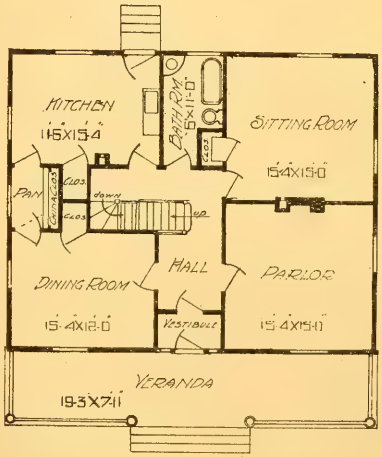
Continued from page 202.

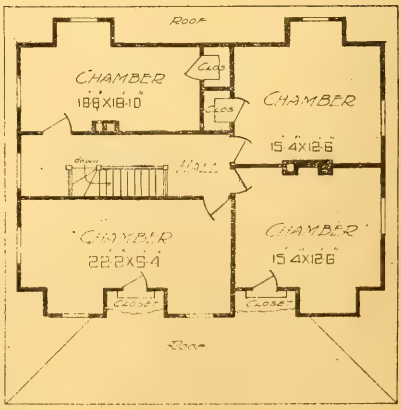
Shellmound No. 2, Shervell design, same as above; with 12x12 ft. kitchen; with three rooms above and large attractive bath-room and with light attractive gables and porch.

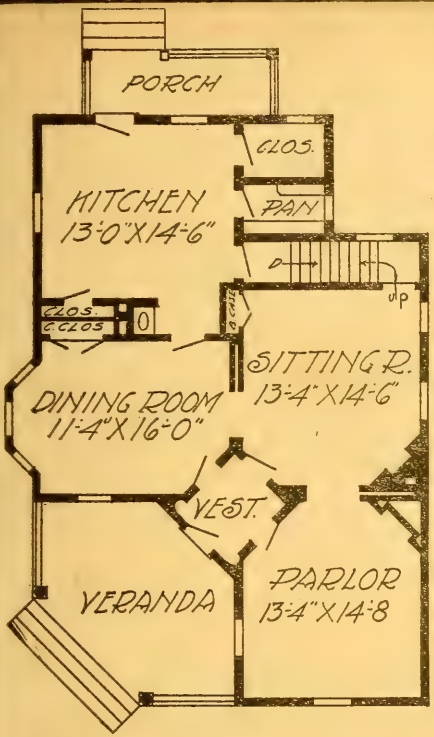
Shellmound No. 3, Welen design, same as Shellmound, with bay and kitchen porch on opposite side of house; with bath omitted and door out onto porch in its place; with stairs to basement on opposite side and extra kitchen closet. See page 202.

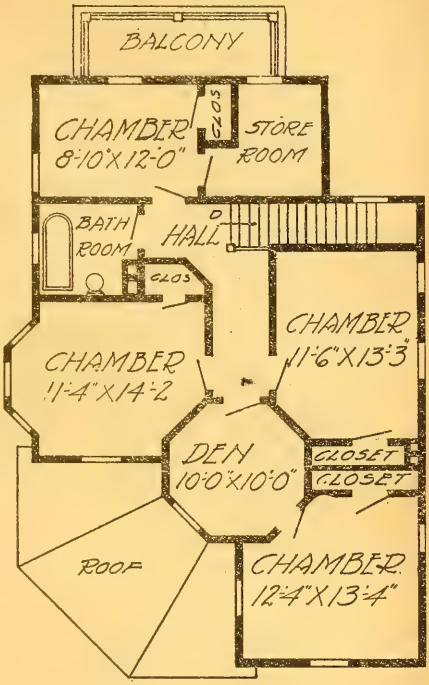


BARABOO DESIGN NO. 3-O—Southern construction—Design 192,840-O; in frame, $1,290 to $1,499; (pier foundation); plans, $10; width, 38 ft. 6 in. by 31 ft. 4 in.; story heights, 11 ft., cut down to 8 ft. by roof, forming cove around room. Special features: Large rooms; simple roof treatment. Modifications: See index for other Baraboo cottages. See page 65.









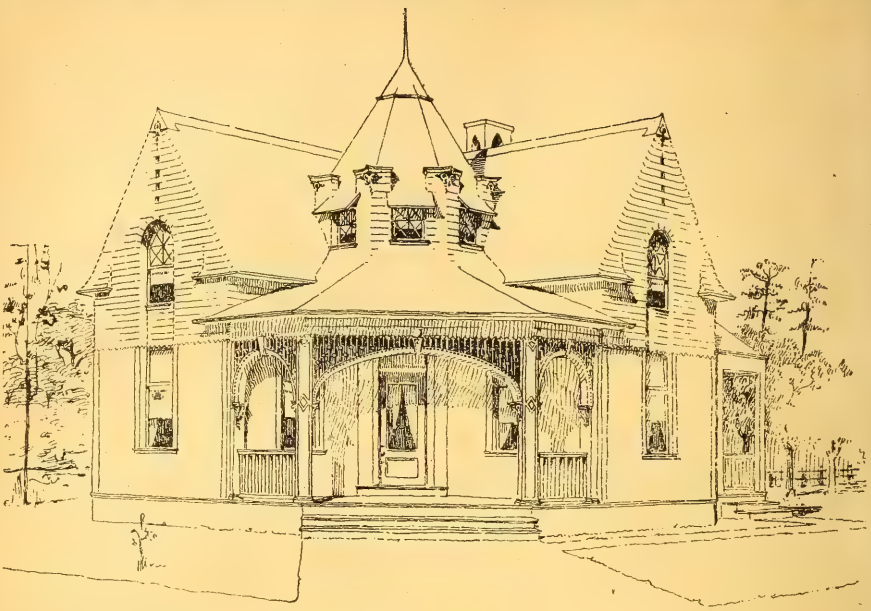
BOWLING GREEN COTTAGE. — Design 66-O; cost, $2,190 to $2,290; size. 28 ft. by 43 ft.; story heights, 10 ft. and 9 ft. Design similar to Parkdale and Cape May cottages. See page 210. But full story heights; plans, $10. See page 65.

Continued from page 212.

WAPPING RESIDENCE NO. 3.— Sapp design 2329-O; in frame, $2,100; plans, $10; story heights, 9 ft. and 8 ft. 4 in. in the clear.

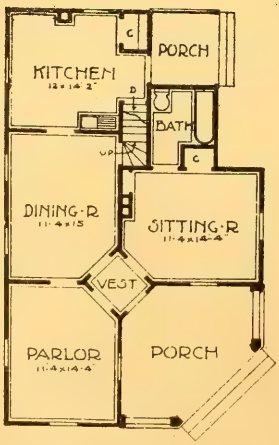
WAPPING Plan No. 4, Stafford design, same as plan No. 1, with the following changes: Parlor 14x16; living room 14x18, with square window seat bay and fire-place; kitchen 14x12, connected with living room; with kitchen porch extending to chamber; with door into chamber; with chamber enlarged to 16x14; with window-seat bay; with four rooms above 14x12, 14x18, 14x12, 12x14. See page 65.

Wapping Cottage, No. 5; Scott design, same as Wapping No. 1, with 14x15 ft. 9 in. parlor; with 14x17 ft. dining-room with 16x14 ft. sitting-room; with 14x12 ft. kitchen; with 14x12 ft. bed room over kitchen.

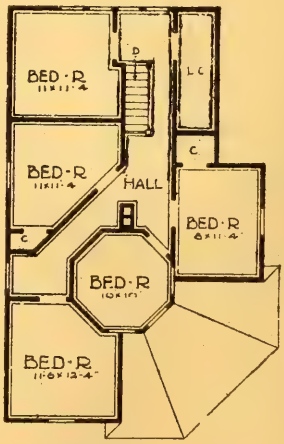


PARKDALE COTTAGE.—Design 1634-O; cost in frame, $840 to $1,080; plans, $8; with changes, $15; width, 23 ft. 8 in. by 42 ft. 5 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in.; side walls cut down by roof to 6 ft.; cellar, 7 ft.; special features: Adapted for a corner lot; large veranda. Modifications: Porch treatment could be simplified. Can furnish these plans in stock as shown, or reverse, with the following changes, at $5.

Continued on page 205.

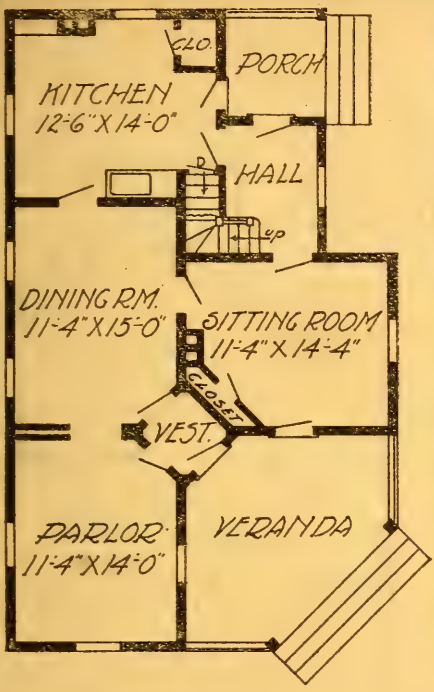


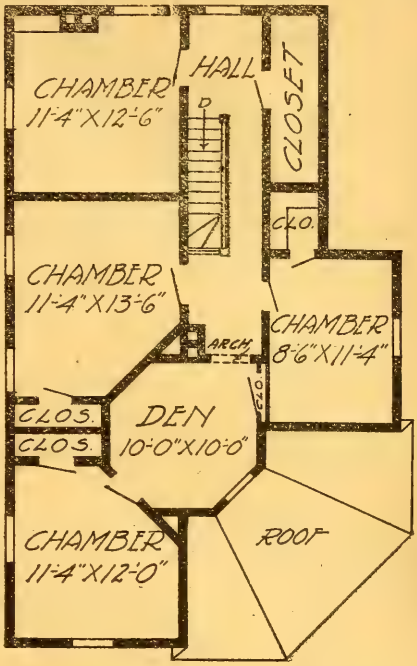
FIRST · FLOOR.



SECOND · FLOOR.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



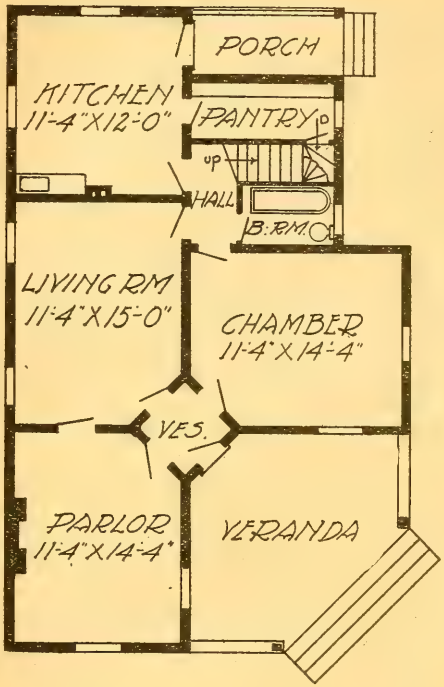


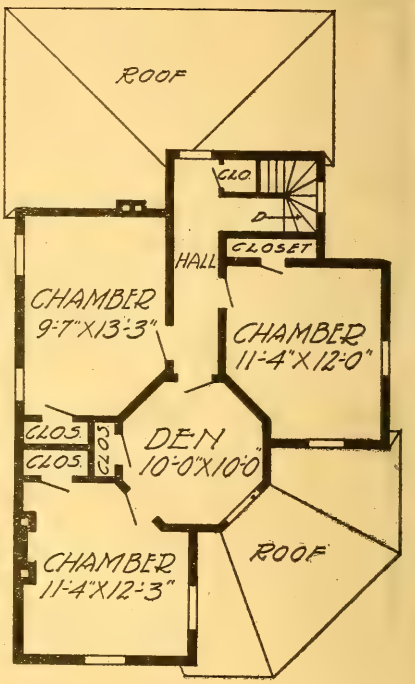
DYKESVILLE COTTAGE.—Hoyt design 65-O; cost $1399 to $1,490; plans, $10; size, 26 ft. 9 in by 43 ft. 4 in.; story heights, 9 ft. and 8 ft. in the clear. Design similar to Parkdale cottage. See pages 210 and 65.

Continued from page 222.

Coffeyville Res. No. 3, White design, with parlor 13x15 ft. 8 in., with stairs to cellar and second floor between parlor and kitchen; with 11x13 kitchen; with 12x12 ft. 6 in. library; with 16x11 dining-room, with bay; with 7x10 pantry back of kitchen and rear porch to kitchen. The tower chamber, 12.6x16 ft.; story heights, 10 ft. and 9 ft. 6 in.

Coffeyville Res. No. 4, Frank design, cost, $1,492 to $1,598; plans, 10; story heights, 9 ft. 6 in. and 9 ft.; same design as No. 1 plan, with the following changes: Parlor, 11x12 ft. to be used as chamber; with large closet; also 3x7 pantry to kitchen; side porch to kitchen; rear stairs going up from kitchen; rear hall connecting kitchen, living-room and library; one extra chamber above, without enlarging plan. See page 65.

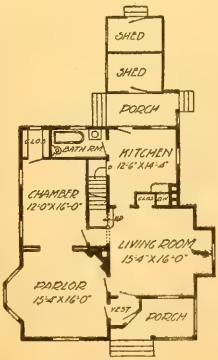


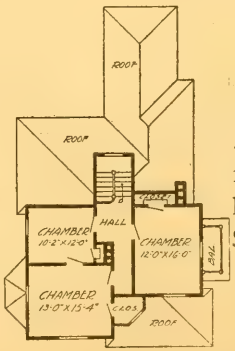


WAPPING COTTAGE.—Design 68-O; cost, $1,499 to $1,599; size, 28 ft. by 42 ft.; story heights, 9 ft. and 8 ft. 6 in. in the clear; plans, $10. Similar in design to Parkdale cottage on page 210.

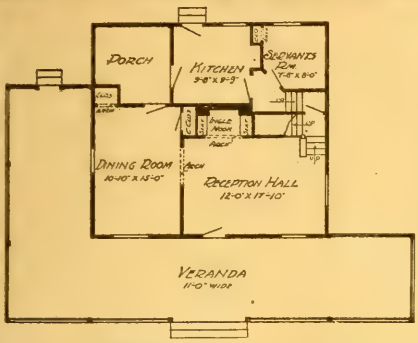
Wapping plan No. 2, Difani design, with parlor 14x16 ft.; chamber 16x14; 17x14 living room; serving pantry back of this 9x6; kitchen 17x10; 4x10 closet to chamber; and extra closet to kitchen, and six rooms above; and 10 and 9 ft. story heights, cut down to 5 ft. side walls above.

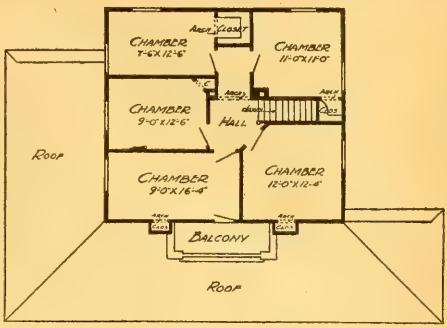
Continued on page 209.



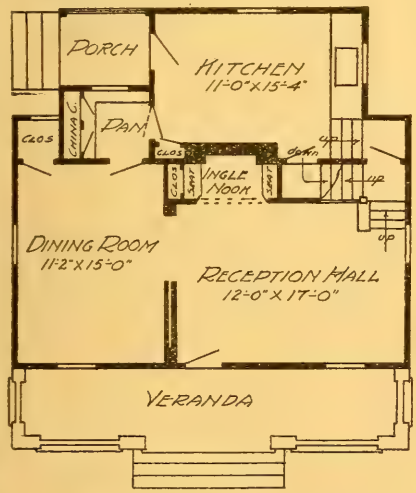


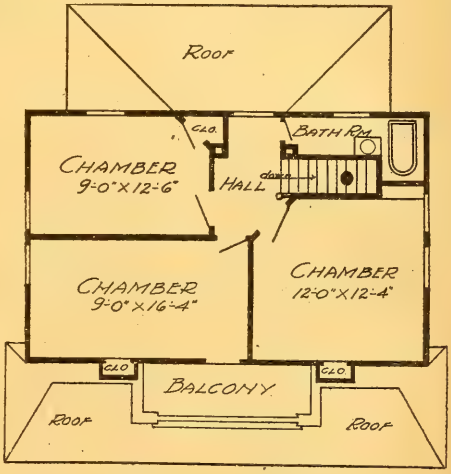
CUERO.—Design 21-O; cost, $1,798 to $1,499; size, 32x50 ft. 6 in., width over all, 35 ft.; story heights, 9 ft. 6 in. and 9 ft.; plans, $10. See page 65.





AVILLA COTTAGE.—Sparey design 41-O; cost, $896 to $995; size, 29 ft. 8 in. by 29 ft.; story heights, 9 ft. and 8 ft. 6 in. in the clear. See general design on page 214, but porch has posts, and veranda is extremely wide; plans, $7. See page 65.

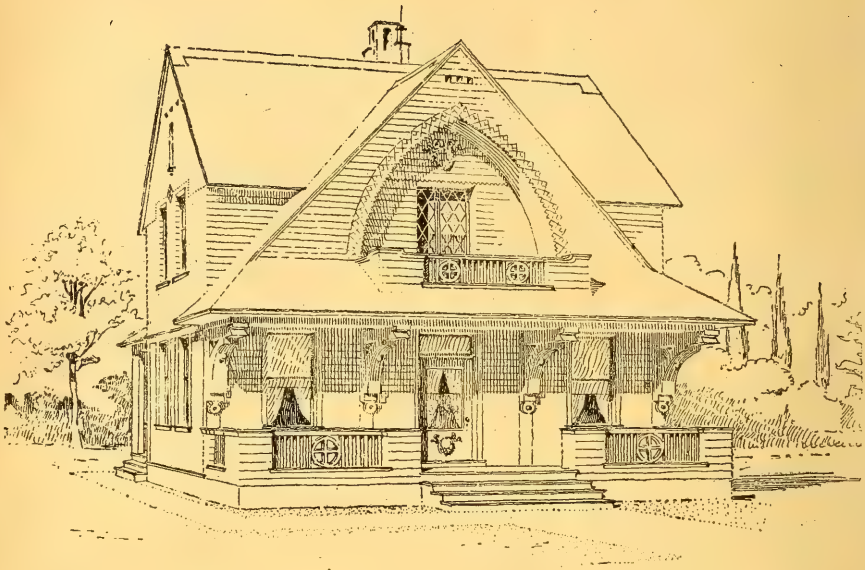




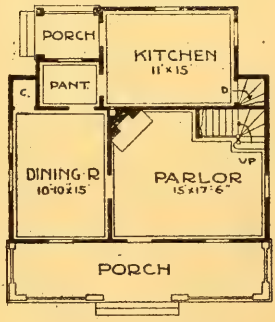
MURRAY COTTAGE.—Design 40-O; cost, $699 to $889; story heights, 9 ft. and 8 ft. in the clear; plans, $7. Also have modified plan No. 4, (Rupe design) with kitchen and dining-room; with 5x5 serving pantry where sink is; and with 13x24 kitchen extension at right hand side. Modification No. 5, Coryell design; the only change being corner-fire-place in reception room in place of wide angle-nook fire-place. See page 65.

Continued from page 219.

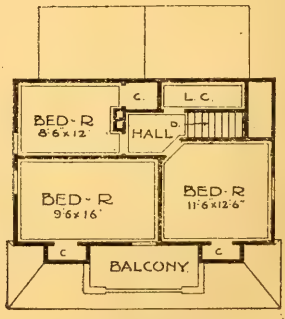
MAZA COTTAGE.—Design 54-O; cost, $1,892 to $2,180; size, 28 ft. 6 in. by 47 ft.; story heights, 10 ft. 2 in. and 9 ft. 2 in.; plans, $15. See Hampton design on page 218.



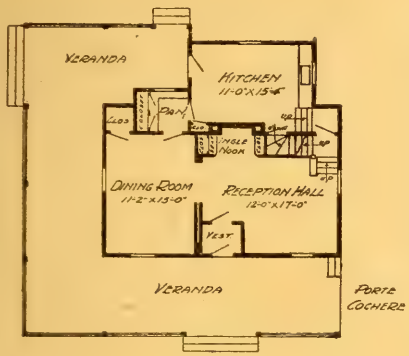
BLOOMINGTON.—Design 1627-O; in frame, $999 to $1,098; plans, $10; width, 29 ft. 8 in. by 27 ft.; story heights, 9 ft. and 8 ft. 6 in. cut down by roof in front and rear to 6 ft. 9 in.; special features: Large living-room; unique porch arrangement. See pages 213, 215 and 65.

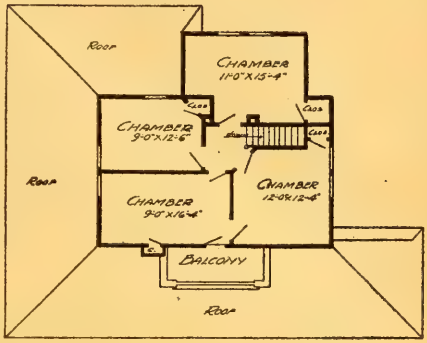


FIRST-STORY

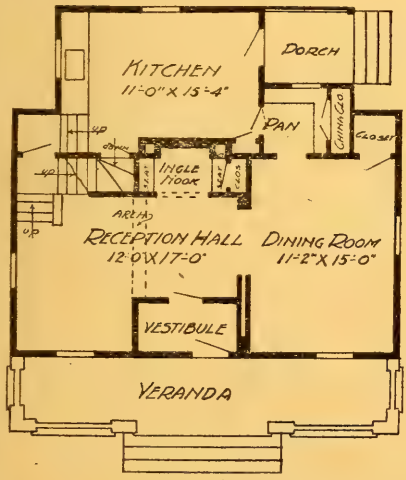


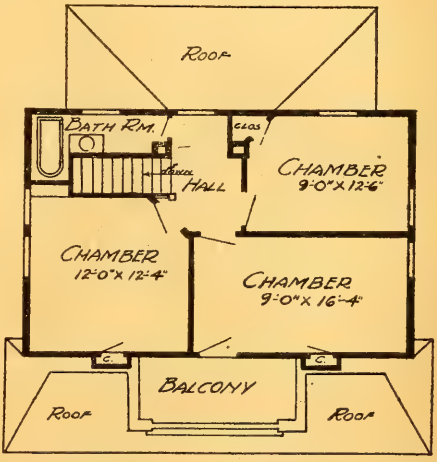
SECOND-STORY



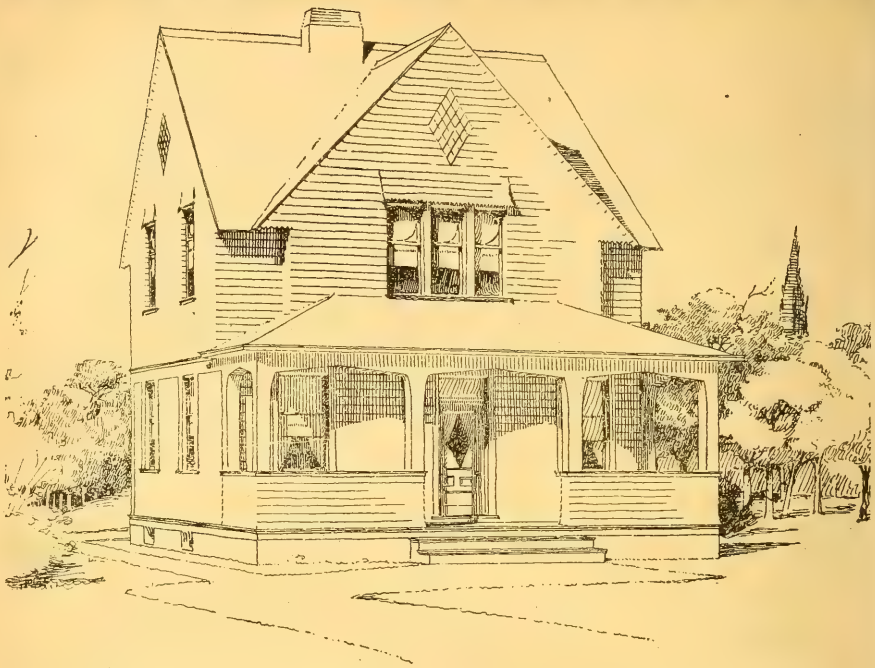


LODI COTTAGE.—Design 42-O; cost, $990 to $1,100. Same design as No. 41 (above); plans, $10. See design on page 214. See page 65.

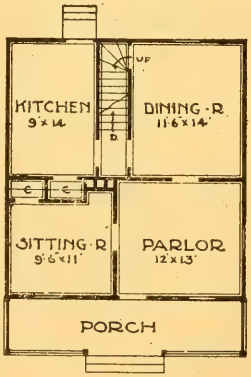




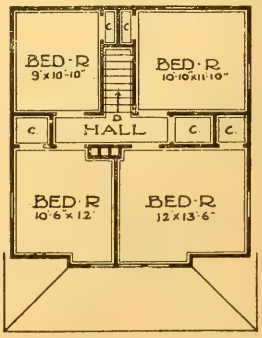
VICTORIA COTTAGE.—Design 39-O; cost, $999 to $1098; size, 30 ft. by 27 ft.; story heights, 9 ft. and 8 ft. 6 in. in the clear; plans, $10. See design on page 214. See page 65.



OMAHA COTTAGE.—Des. 1626-O; in frame, $715 to $800 plans, $8; width, 24 ft. 6 in. by 28 ft. 10 in.; story heights, 9 ft. 6 in. and 9 ft.; special features: Front rooms unobstructed by stairs. Have $10 stock plans, with the following changes named: Worthen plan, with corner fire-place to parlor, with sitting-room 13.4x11 ft. with sliding doors between main rooms; with 14x14 ft. 6 in. kitchen; with bath-room above and 11.4x14 ft. room over kitchen; with closet; also closet in hall. See page 65.

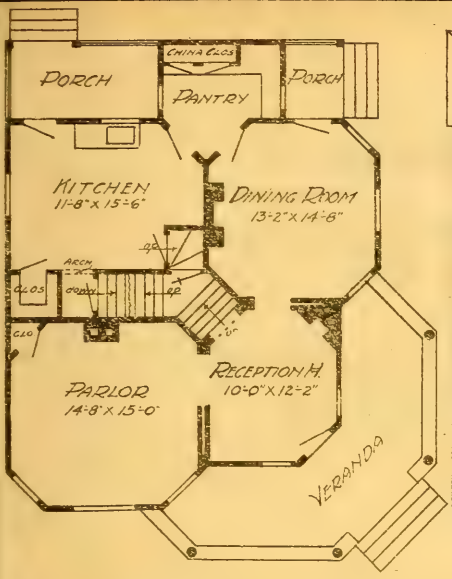


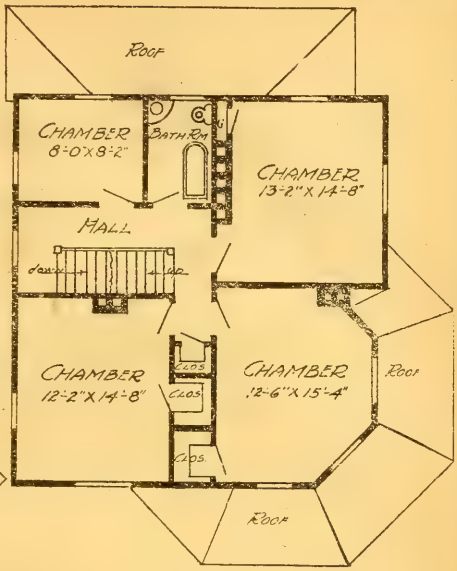
FIRST-STORY.



SECOND-STORY.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

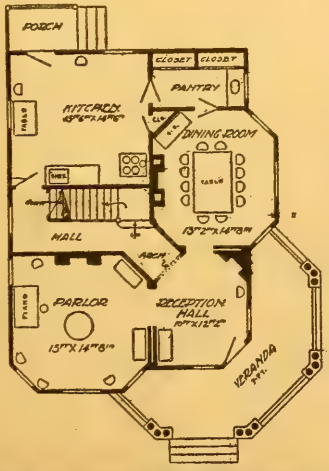


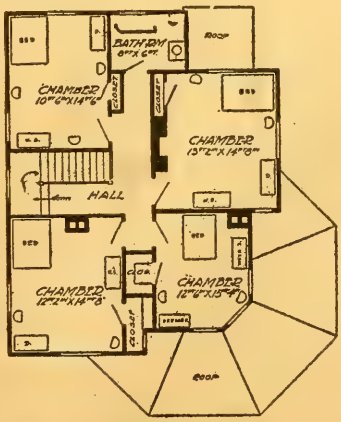


EARLSBORO COTTAGE.—Design 51-O; cost, $1,600 to $1,700; story heights, 10 ft. and 9 ft. 6 in. in the clear; plans $10. See Hampton design on page 218.

Earlsboro No. 2, Dexheimer design, with arch at reception hall in place of door to parlor; with dining-room used as library, connecting by sliding door with 15.6x12 ft. dining-room in place of kitchen; with 14x10 kitchen in rear; with pantry and rear stairs; plans $10. Continued to 219 and 224

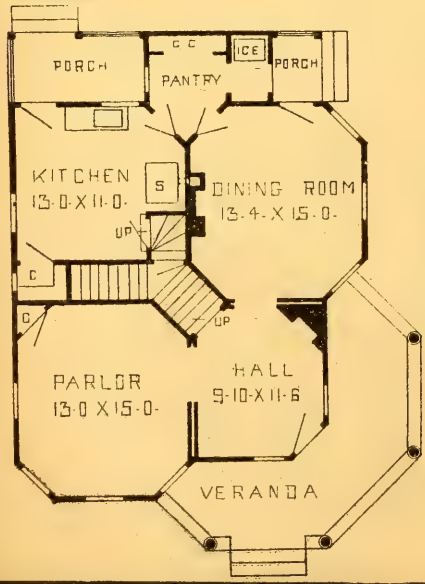
NEWBERRY RESIDENCE.—Design 2332M; cost in frame $1,692 to $1,798; plans, $25. See page 65.

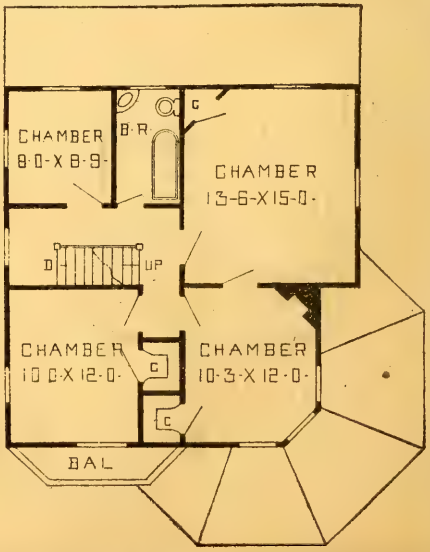




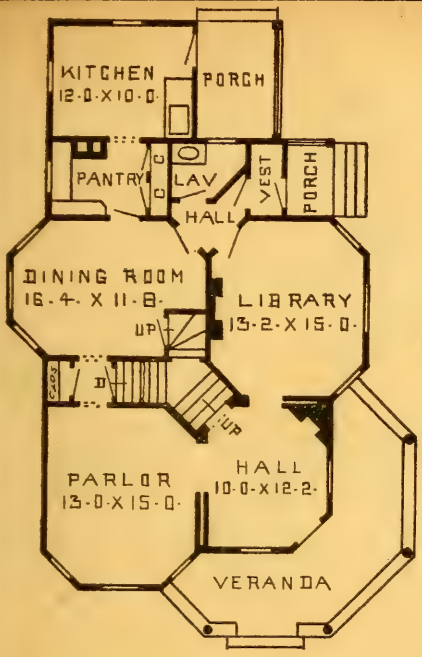
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

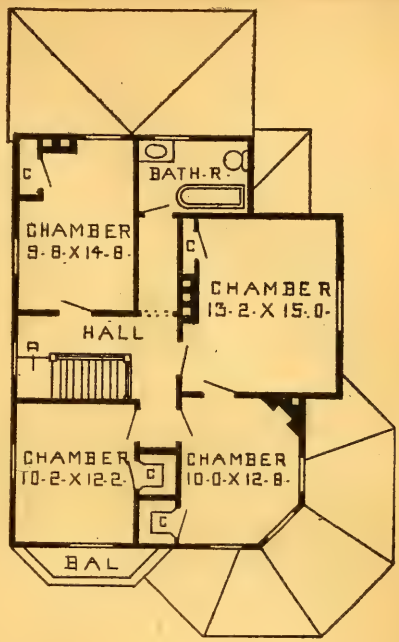
HAMPTON RESIDENCE.—Design 5029-O; in frame, $1,400 to $1,500; plans, $10; width, 27 ft. 4 in. by 30 ft. 8 in.; width over all, 32 ft.; story heights, 9 ft. 6 in. and 9 ft. Modification No. 2, Cook design, bath-room under rear porch next to pantry; with space above used as chamber. Modification No. 3, Lowenburg design, same as above; with rear porch extending across rear. Modification No. 4, Lyman design, with dining-room porch as 6x6 alcove. Modification No. 5, Buehler design, same as above, in brick. Revised plans on pages 217 and 219. See page 65.





HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

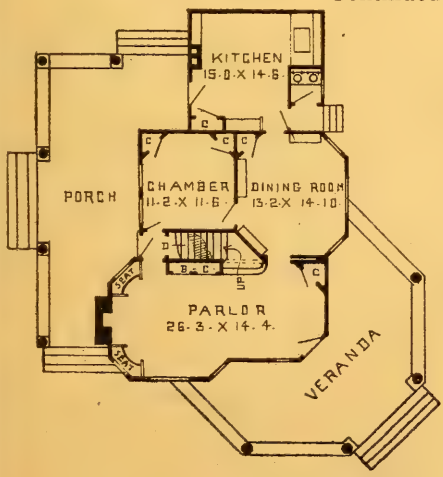


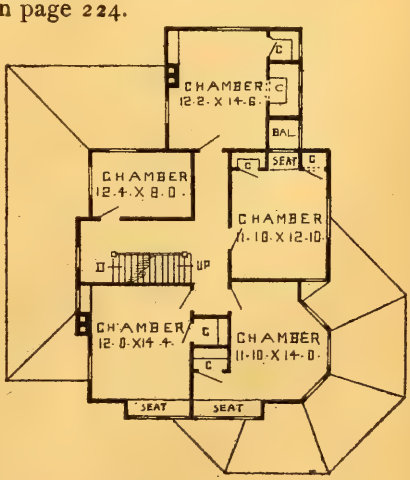


FESTINA COTTAGE.—Wixon design 53-O: cost, $1,789 to $1,999; size, 31 ft. by 49 ft.; story heights, 9 ft. 6 in. and 9 ft.; plans, $10. See page 65.

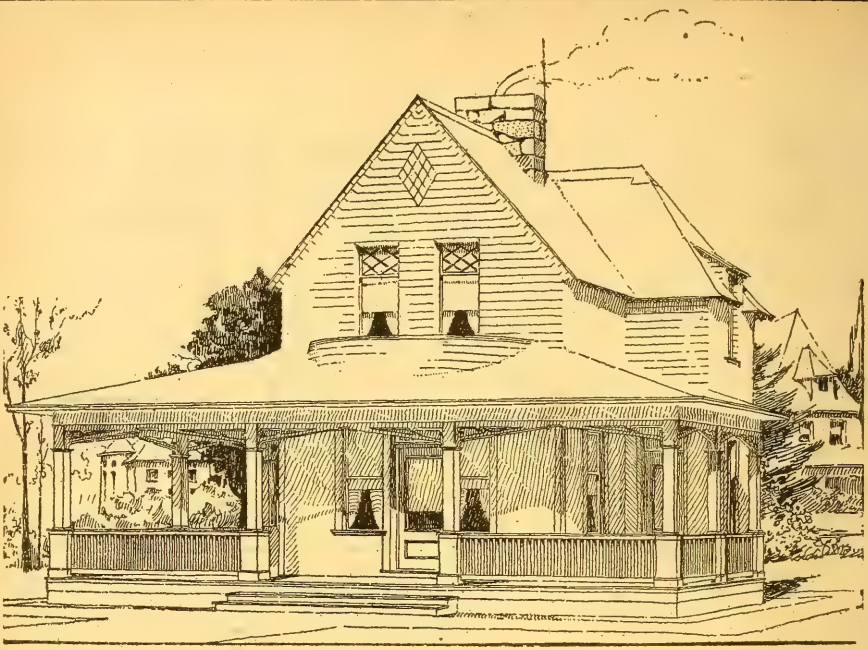
Also Earlsboro plan No. 3, Rice design, with built-in-china closet and space in pantry for refrigertor; with door to porch.

Continued on page 224.

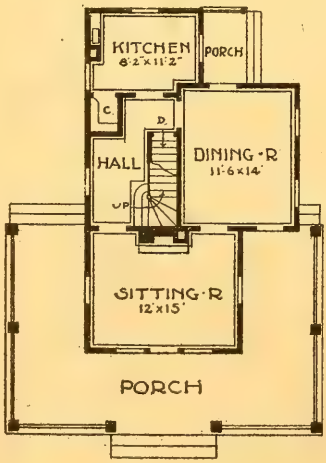




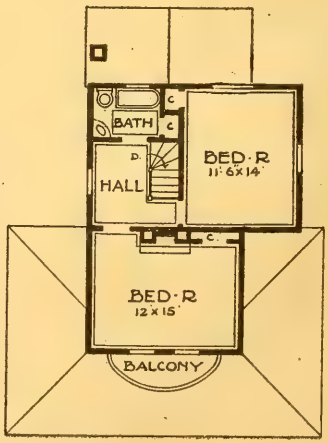
MAZA COTTAGE. See page 213.



GREEN PARK COTTAGE.—Design 1633-O; in frame, $744 to $899; plans, $8; width, 22 ft. by 34 ft.; width over all, 30 ft.; story heights, 9 ft. 6 in. and 9 ft. Special features: Wide open veranda on three sides of house, balcony in front. Modifications: Stairs could go up from kitchen or dining-room; the rear porch space used as pantry; the hall space enlarged by bay. See page 65.

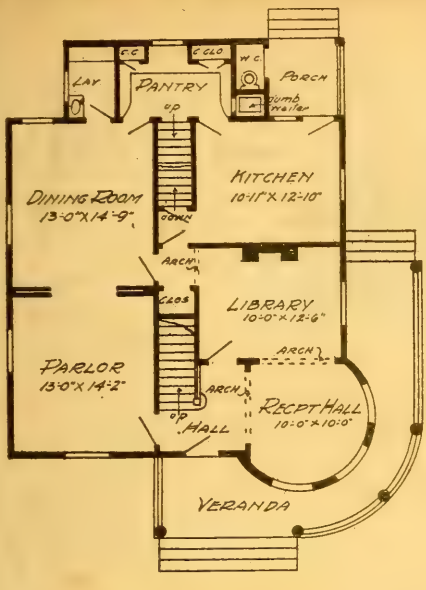


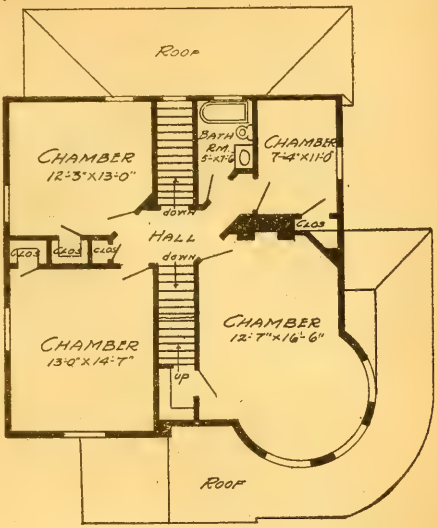
FIRST-STORY



SECOND-STORY

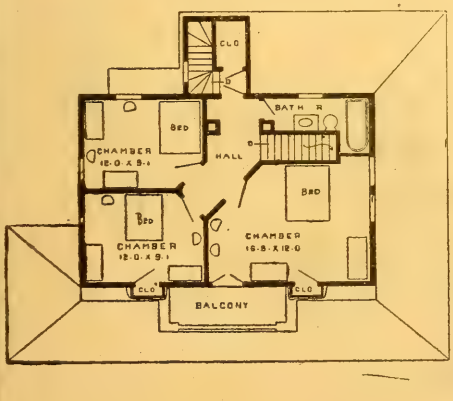
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

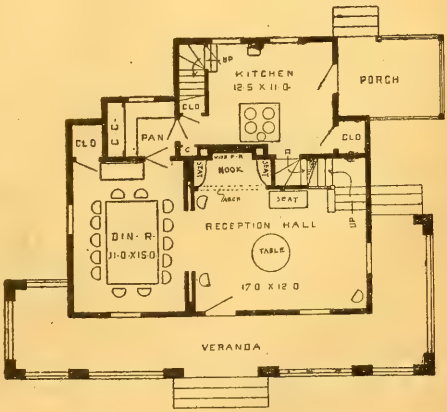




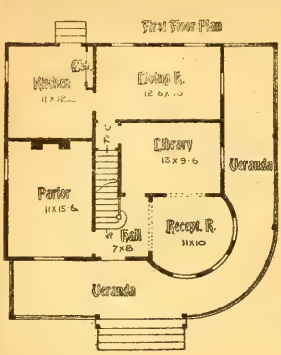
BEEBE.—Design 1-O; cost, $1,290 to $1,900; size, 31 ft. by 31 ft.; width over all, 39 ft.; story heights, 9 ft. 6 in. and 9 ft. See opposite page. See Coffeyville plan page 222. Plans $10.

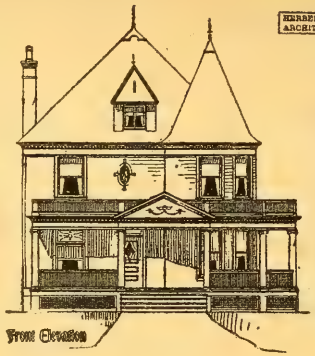
Beebe design No. 3, Dervott design, with reception hall 12x12; parlor, 13.9x15 ft.; dining-room, 13.9x15 ft. 9 in. Large room in attic.

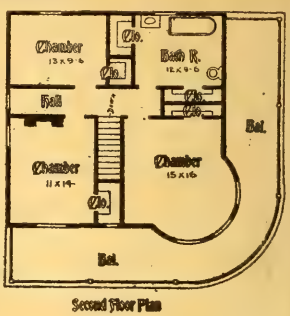




HAGERSTOWN COTTAGE.—Unionville design 2331-O; cost, $1,090 to $1,399; plans, $10. See page 65.



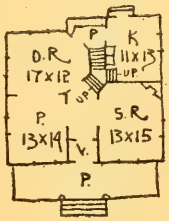


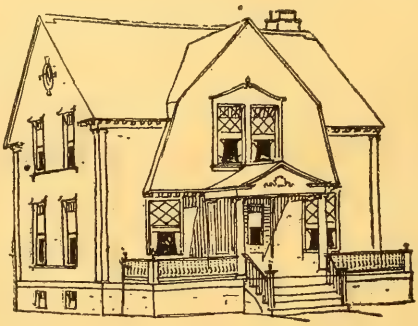


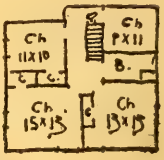
COFFEYVILLE RESIDENCE.—Design 6029-O; in frame, $1,698 to $1,790; plans, $10; width, 37 ft. 6 in. by 40 ft. 6 in.; width over all, 41 ft. 1 in.; story heights, 10 and 8 ft.; special features: A very compact plan. See index for Coffeyville residence revised. We have it with octagon tower. Parlor, 11.4x15 ft. 6 in.; reception room, 11x10 ft.. library, 13x9 ft. 6 in.; living room, 16.6x10 ft.; kitchen, 11x12 ft.

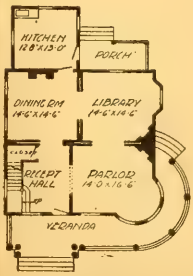
Coffeeyville No. 2, Parker design, with parlor, 13x14, with front bay; with dining-room, 13x15, with side bay back of parlor; with toilet room back of dining-room; with serving pantry back of dining-room and kitchen; with rear stairs from same to second floor; with four chambers above.

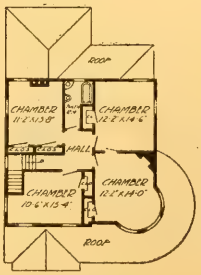
Continued on page 211. See Marlow design below.





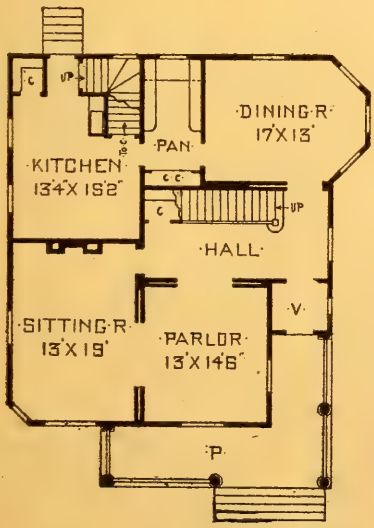


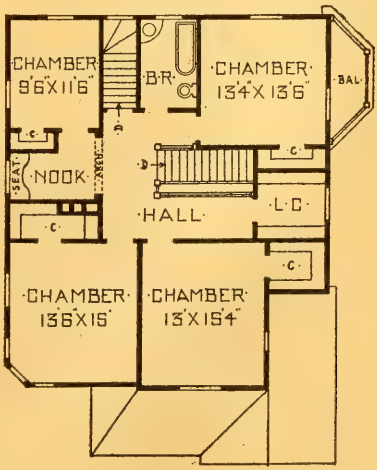




MARLOW.—Design 2-O; cost, $1,700 to $1,989; size, 29 ft. 6 in. by 43 ft. 8 in.; width over all, 32 ft.; story heights, 10 ft. and 9 ft. 6 in. See Coffeyville residence above. See page 65.

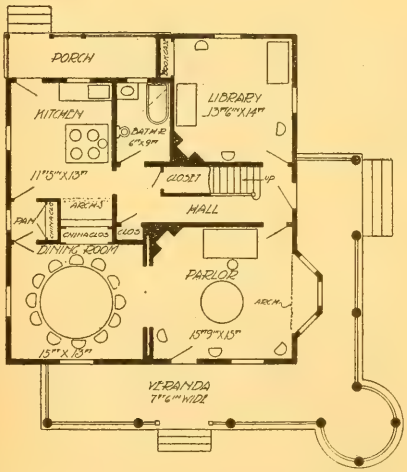
OAKDALE RESIDENCE.—Design 1044-O; in frame, $2,198 to $2,498; plans, $15; width, 33 ft. 6 in. by 39 ft.; width over all, 38 ft. 4 in.; story heights, 10 ft. Special features: Corner bay; central reception hall; large pantry, 6x13 ft. Modifications: Nook space could be used as an additional chamber; linen closet would be large enough for girl's room. See page 65.

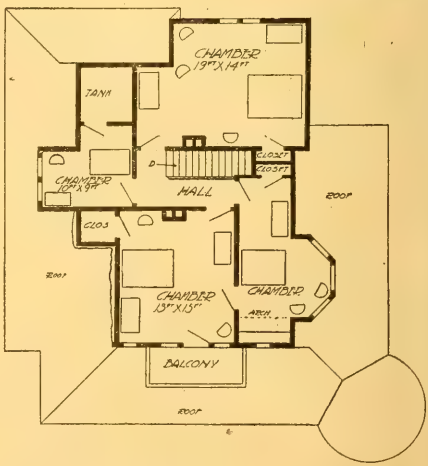




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

HARRIS DESIGN NO. 2333-O; cost in frame, $1,490 to $1,590; plans, $10; special features: Wide verandas; large parlor. See page 65.



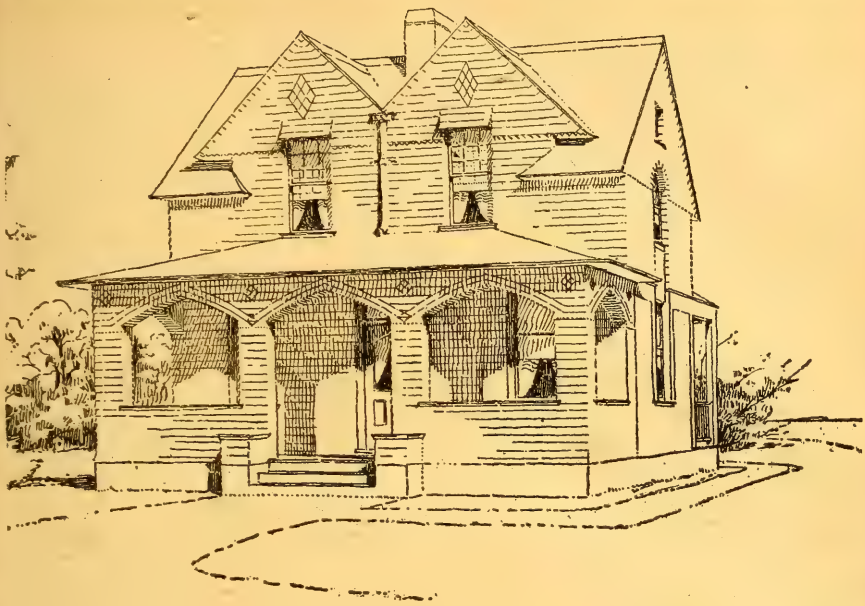


Continued from pages 217 and 219.

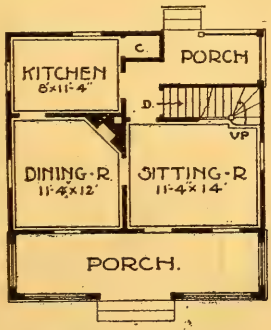
Earlsboro No. 4, Bonne Terre design, with open stairs in reception hall; with parlor 13x15; dining-room 13x15; kitchen 13.6x15 ft. 6 in.; front chamber over stairs 11x9; over parlor 10x12; over dining-room 12x15; over kitchen 13x11.

Earlsboro No. 5, Short design, same as Earlsboro, except larger pantry and very large rear porch.

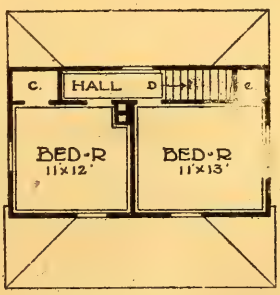
Earlsboro No. 6, Buehler design, in brick, with 15x15 ft. 4 in. parlor; 10x12 ft. reception hall; 16.6x15 ft. dining-room; 15.6x11 ft. 8 in. kitchen, and 8x10 pantry; with two front chambers, 15.4x15 ft. 4 in. and 11x12 ft.; and two back chamber, 13.6x15 ft. and 14.6x8 ft. 4 in.; with 6x10 ft. bath-room over pantry and 10 and 9 ft. 6 in. story heights. See page 65.



NEWARK COTTAGE.—Design 1636-O; in frame, $468 to $570; plans, $5; width, 25 ft. 8 in. by 23 ft. 8 in.; story heights, 9 ft. and 8 ft. 6 in., (side walls 6 ft. 6 in. high.) Special features: Simple shingle exterior; simple detail work; easy to construct; very little mill work. See page 65.



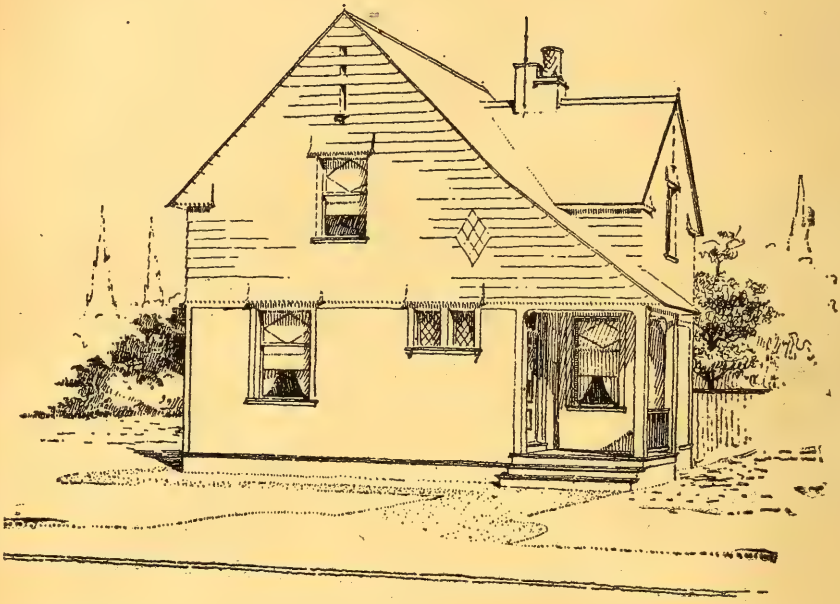
FIRST-FLOOR.



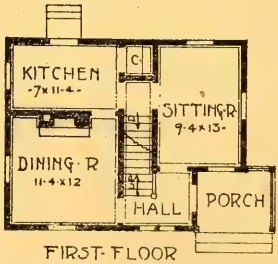
SECOND-FLOOR.

We not only have a handsome house, but a very convenient and practical floor plan. You saved me the price of plans many times over in the novel arrangement of floor plans alone. LUTHER ARMSTRONG, Champaign, Ill.

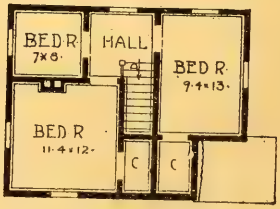
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



LAKE GEORGE COTTAGE.—Design 1630-O; in frame, $399 to $546; plans, $5; width, 25 ft. 4 in. by 20 ft. 6 in.; width over all, 28 ft.; story heights, 9 ft. 6 in. and 8 ft. (side walls cut down to 5 ft.). See page 65.

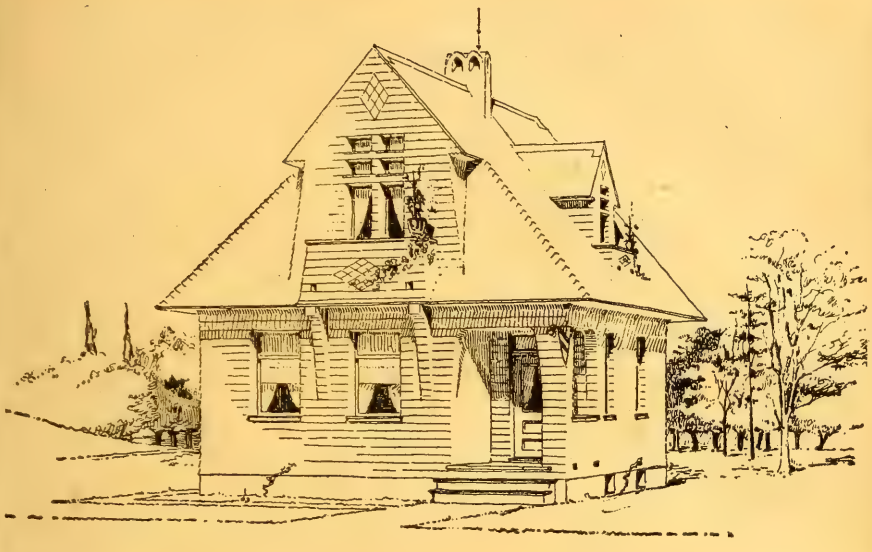


FIRST FLOOR

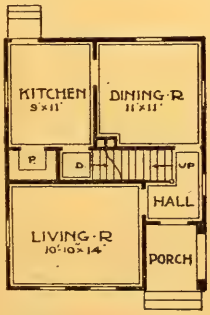


SECOND FLOOR

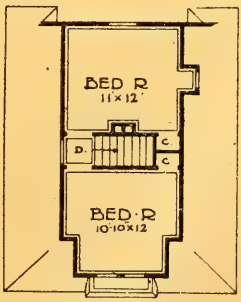
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



WAUPACA COTTAGE.—Design 1647-O; in frame, $536 to $646; plans, $5; width, 22 ft. 4 in. by 26 ft. 6 in.; kitchen, 10 ft. 4 in. by 11 ft.; story heights; 9 ft. and 8 ft. (side walls cut down to 5 ft.), Have $5 stock-plans, with the following changes: With bath-room above and kitchen 9 ft. 10 in. by 10 ft. Have this plan with shingles or weatherboards on outside. See page 65.

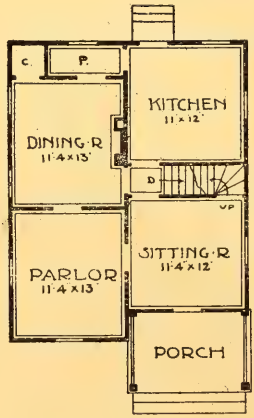


FIRST·STORY

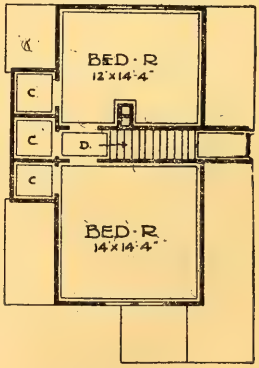


SECOND STORY.

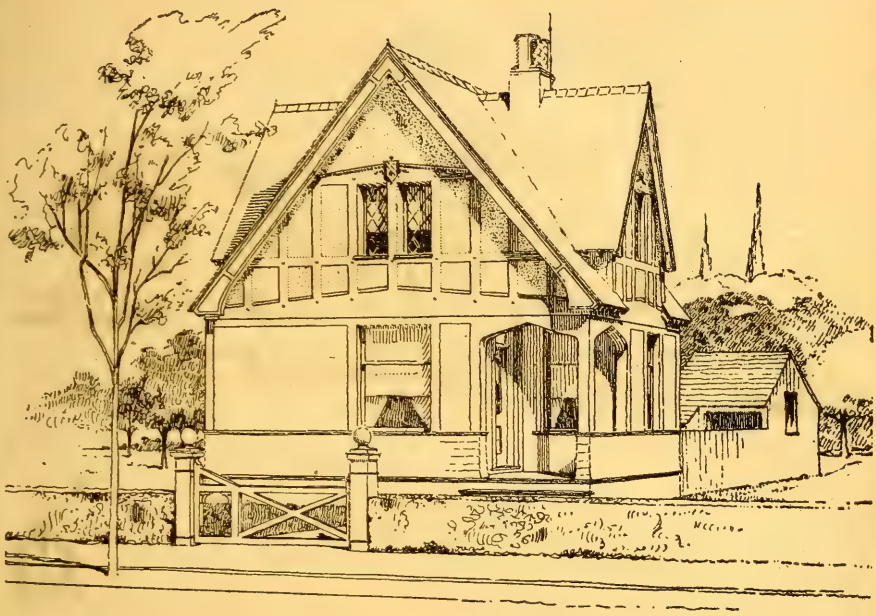
FOND DU LAC COTTAGE.—Design 1637-O; in frame, $640 to $770; plans, $5. Modifications: Bath-room could be placed in rear of sitting-room, using dining-room as a bed room with kitchen as dining-room and with one-story kitchen. See page 65.



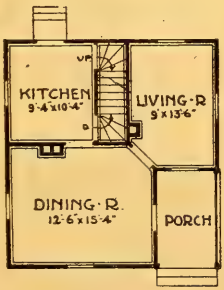
FIRST·STORY.



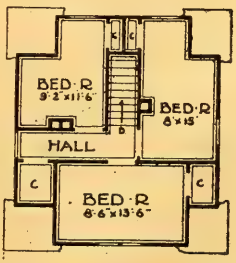
SECOND·STORY.



ENGLISH COTTAGE.—Design 1620-O; in frame, $422 to $528; plans, $7; width over all, 23 ft.; story heights, 9 ft. and 8 ft., (cut down by roof to 5 ft.). Special features: Quaint English gable; large dining-room. Modifications: Stairs could go up from living-room; bath-room could be placed in second-story hall. See page 65.

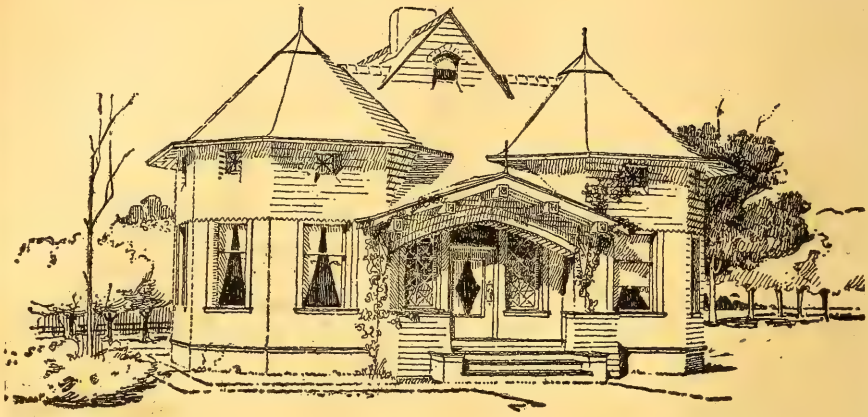


FIRST-STORY.

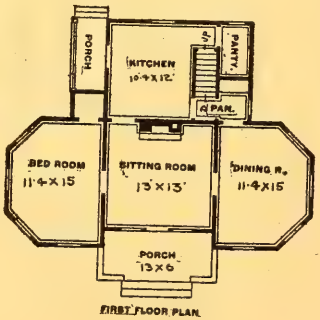


SECOND-STORY.

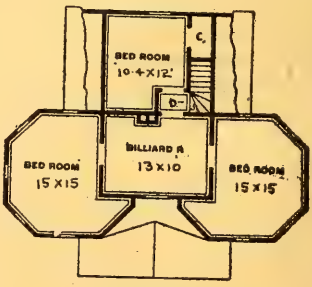
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



NEWPORT COTTAGE.—Design 1642-O; in frame, $876 to $989; plans, $5; width, 29 ft. 4 in. by 28 ft. 4 in.; story heights, 8 ft. See page 65.



FIRST FLOOR PLAN

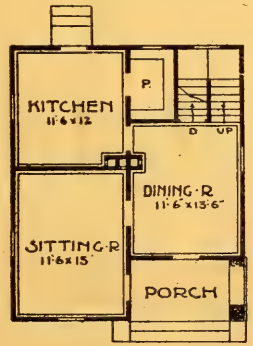


SECOND FLOOR PLAN

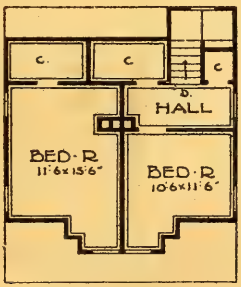
The house plans came to hand promptly and appear to be all right, at least my builder pronounced them so. PARK F. YENGLING, Salem, O.

I built Dr. Green's house for which you prepared plans, and know the value of working plans and have worked after some good architects. You certainly have novel ideas. JOHN DOYLE, Builder, Wilmington, O.

WAUKESHAW COTTAGE.—Design 1624-O; cost, $550 to $650; plans, $5. See modified $5 plans in Conkey's Home Journal (Chicago, 10c.) for December, 1900. See page 65.

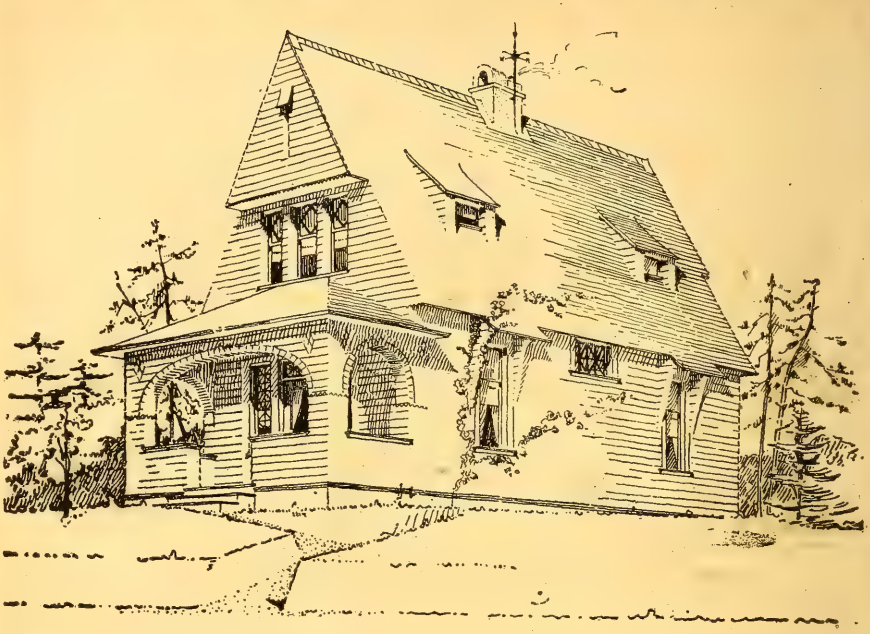


FIRST-STORY.

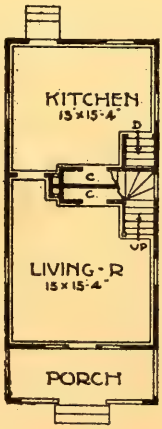


SECOND-STORY.

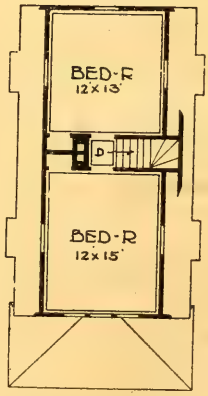
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



DENVER COTTAGE.—Design 1631M; in frame, $422 to $527; plans, $7.50; width over all, 16 ft.; story heights, 9 ft. cut down to 5 ft. walls. Special features: Stained shingle porch and exterior. See page 65.



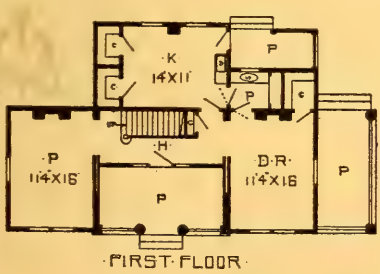
FIRST-FLOOR

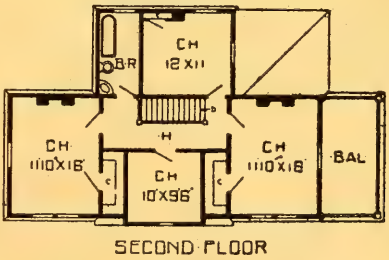


SECOND-FLOOR

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

JINGO RESIDENCE.—Design 1020M; in frame, $1,098 to $1,198; plans, $10; width over all, 50 ft.; story heights, 9 ft. in the clear. Special features: Wide imposing frontage; plain simple outlines. See page 65.



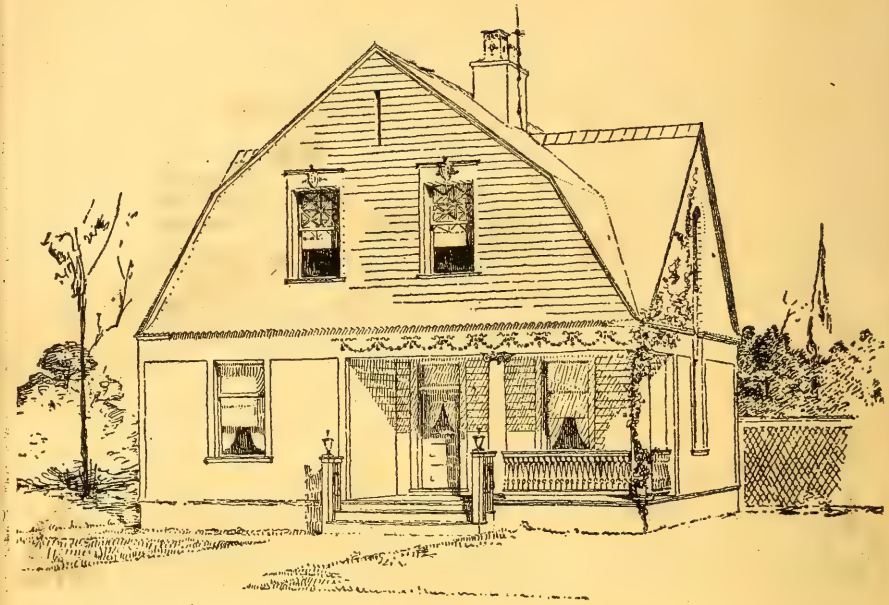


I am just about to move into the house built after your plans. The house suits us in every way and we have no trouble in building after your plans. We wish you success in your efforts to place before the people "natty" and attractive houses.

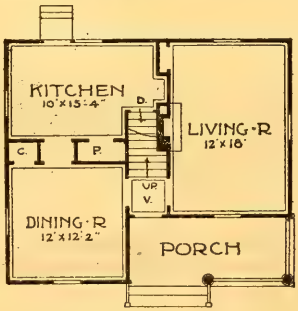
L. D. PEACOCK, Dixon, Ill.

Our St. Louis building which you designed pleases us very much.

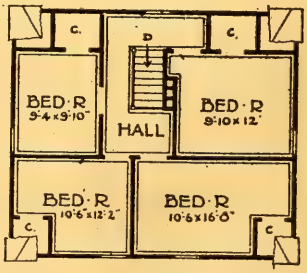
THE ST. JOE LEAD COMPANY, New York City.



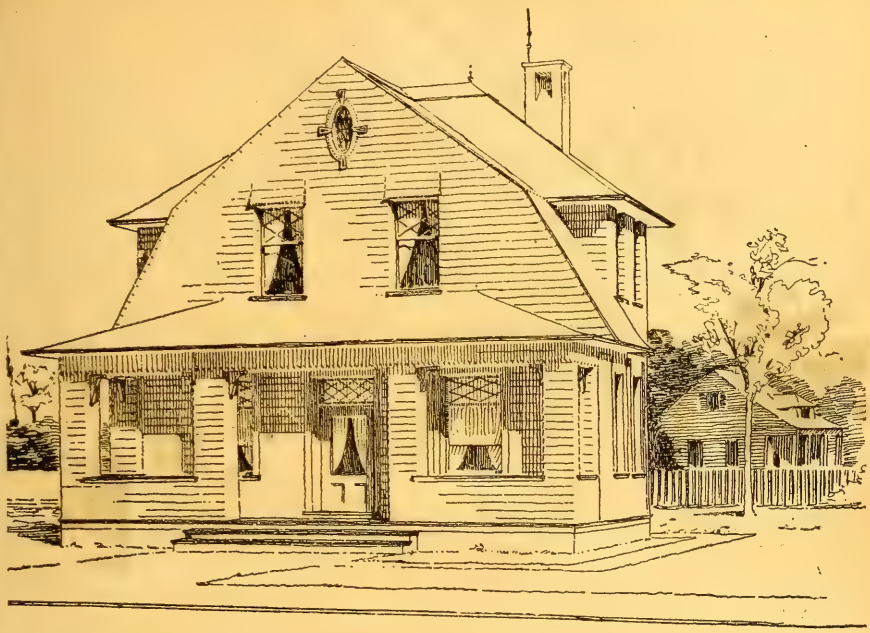
LOWELL COTTAGE.—Design 1650-O; in frame, $582 to $692; post foundation; plans, $5; width 30 ft. by 25 ft. 10 in.; story heights, 10 ft. and 9 ft. 6 in.; (cut down to 5 ft. 6 in. at corners of roof.) Special features: Plain, neat exterior. Modifications: See index for Lowell Cottage revised. See page 65.



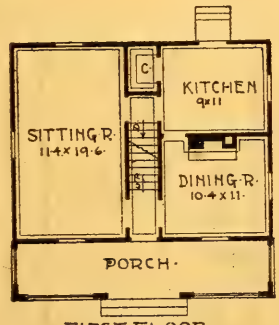
FIRST · STORY.



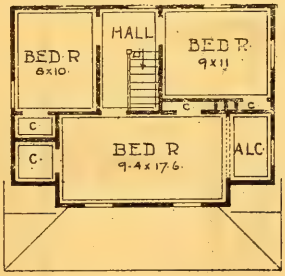
SECOND · STORY.



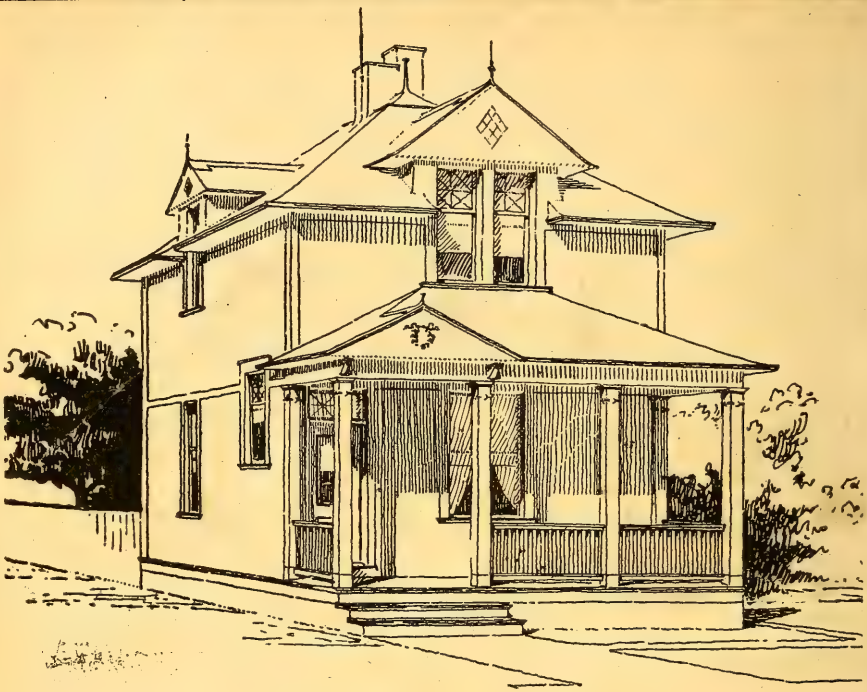
GLENDALE COTTAGE.—Design 1626-O; in frame, $664 to $790; plans, $5; width, 27 ft. 4 in. by 20 ft. 4 in.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features: Plain, simple stained shingle exterior. See page 65.



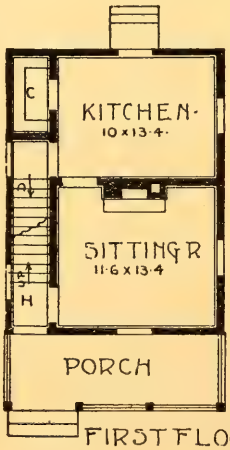
FIRST FLOOR.



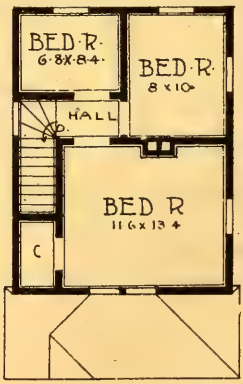
SECOND FLOOR.



OSHKOSH COTTAGE.—Design 1625-O; in frame, $375 to $475; plans, $5; width, 17 ft. 6 in. by 22 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft. Special features: Compact plan. Have $5 stock-plans with the following changes, named (Oshkosh No. 2,) with gable ends. full story and 18 ft. 4 in. by 24 ft. in size. A very attractive exterior. See page 65.



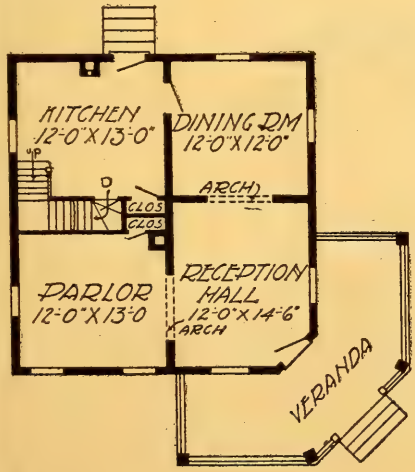
FIRST FLOOR

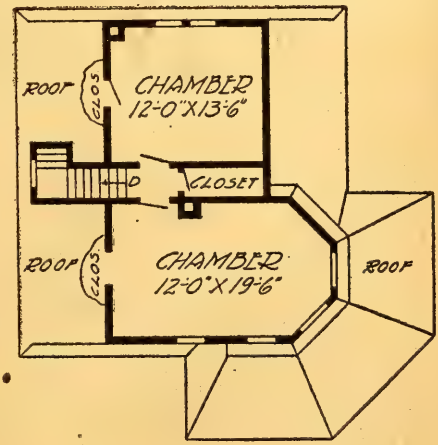


SECOND FLOOR

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

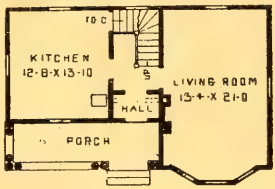
SYLVANIA COTTAGE.—Design 1216-O; plans, $10; size, 26 ft. 6 in. by 28 ft. Cost, $699 to $859. Special features: Good corner-lot design. Full-story rooms above. Economical construction. See page 65.

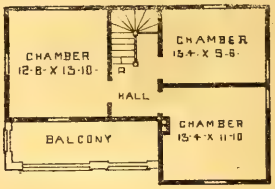


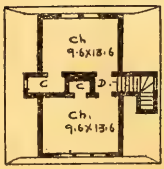


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ALLENDALE COTTAGE.—Design 5091M; in frame, $550 to $650; plans, $5; width, 34 ft. by 22 ft. See page 65.

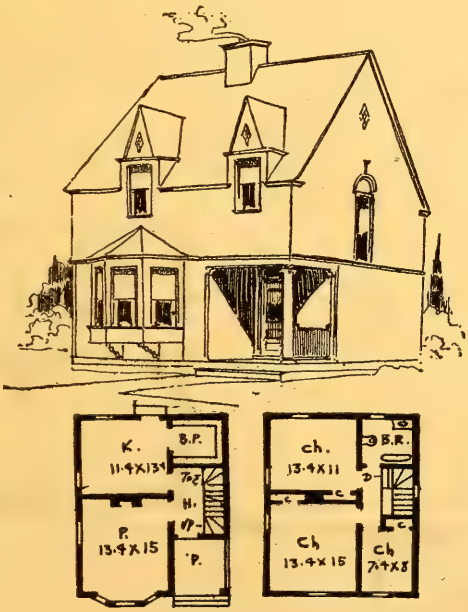




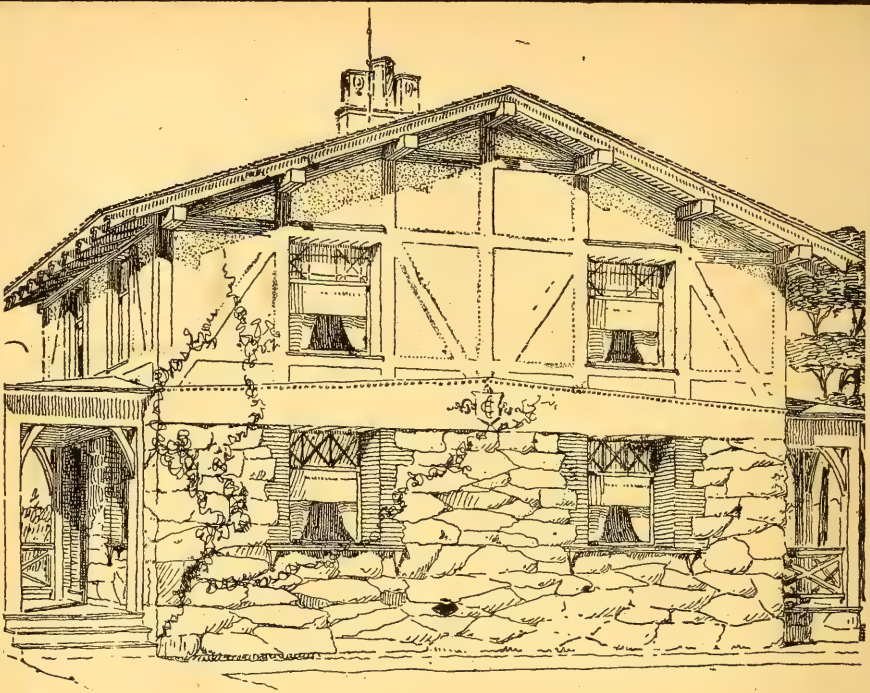


ADEN COTTAGE.—Design 4200M; in frame, $350 to $450; plans, $5; width, 27 ft. 4 in. by 23 ft. 8 in.; story heights, 9 ft. 8 in. and 8 ft., (side walls cut down to 6 ft.) See page 65.

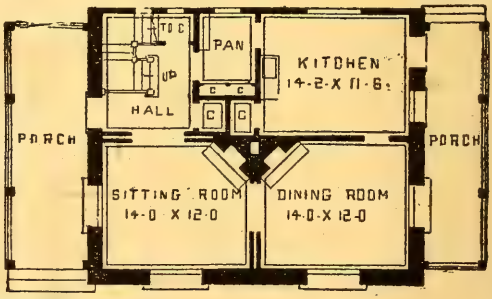
STONEBURY RESIDENCE.—Design 153-O; in frame, $989 to $1,185; plans, $10; width, 21 ft.; story heights, 9 ft. and 8 ft. 6 in. Special features: Large pantry and closets; combination inside and outside cellar entrance. Modifications: Hall can connect with kitchen by leaving out closet. See page 65.

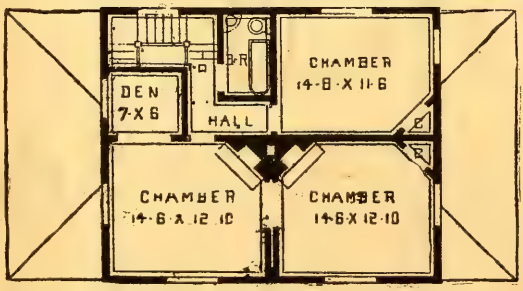


GRAYSBORO COTTAGE.—Design 4228-O; in frame, $375 to $475; plans, $5; width, 22 ft. by 28 ft.; story heights, 9 ft. and 9 ft. 6 in., (front and rear walls 6 ft. high.) Special features: First story weatherboards, second story shingles. See page 65.

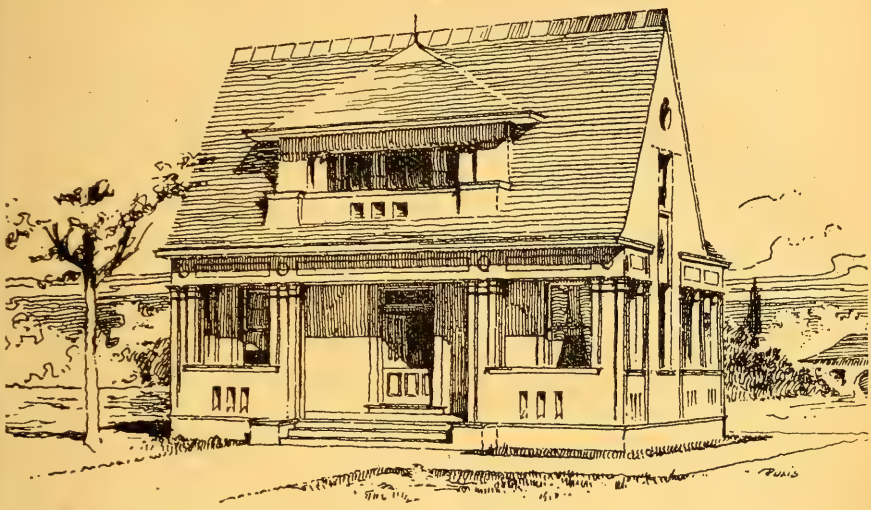


IRONDALE COTTAGE.—Design 588 M; $1298 to $1499; plans, $10. Swiss design; economical roof; good fireplace arrangement. See page 65.

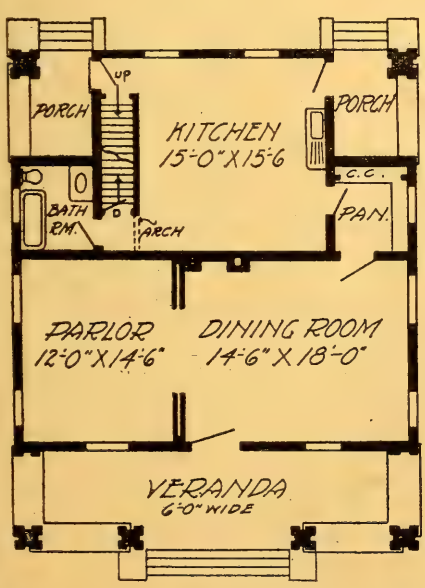


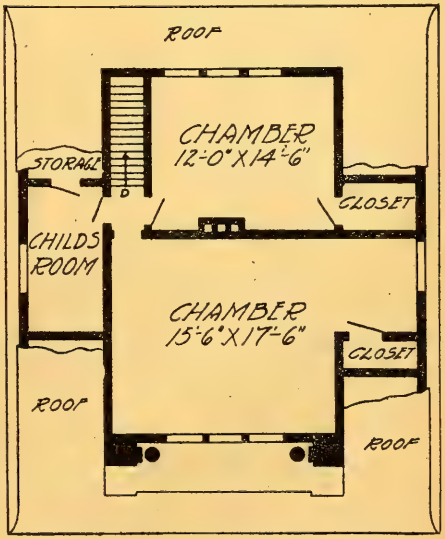


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



LAVADA COTTAGE.—Design 82M; cost, $590 to $698; story heights, 9 ft and 8 ft. Plans, $10. See page 65.



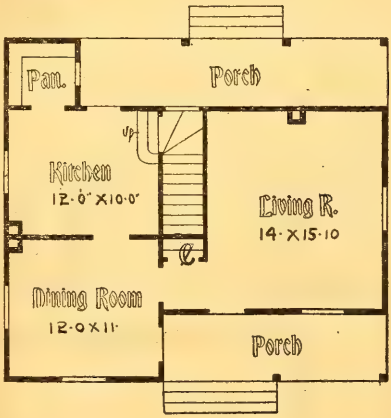


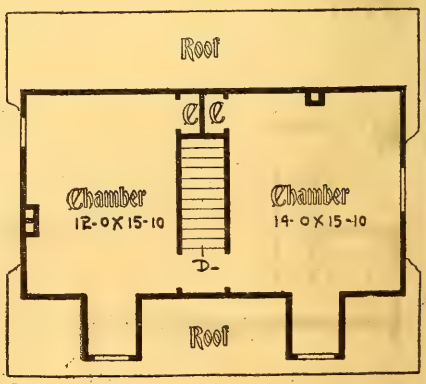
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

Front Elevation

Side Elevation

CLAREMONT COTTAGE.—Design 1971; in frame, $575 to $680; plans, $5.; width, 31 ft. x 22 ft. 6 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special features; large living room. See page 65.





The plans which you drew for my house have not yet been used, owing to lateness of season, but builders state that plans are finely executed.

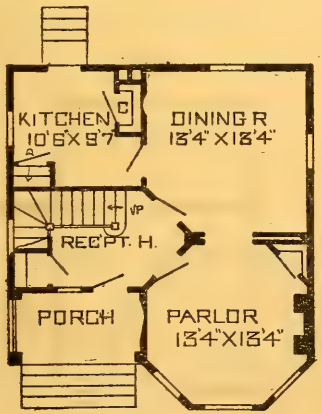
L. GALLAGHER, Allegheny, Pa.

WILLIAM C. PLASS, (Plass Hardware Co.), St. Louis, Mo.

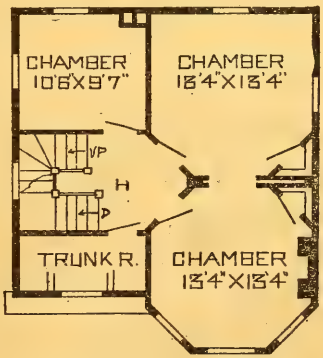
My summer house will cost a little more than I expected to put into it, but I am so well pleased with the arrangement, that I have decided to make no changes.

A. LOEB, Philadelphia, Pa.

HARVARD COTTAGE.—Design 870-O; in frame, $1,198 to $1,289; plans, $5; width, 24 ft. 6 in. by 28 ft. 2 in.; story heights, 9 ft. 3 in. and 9 ft. in the clear. Special features: Compactness of plan; simplicity of exterior; a very practical plan; pleasing roof lines. Have modified $5 plan No. 2, Brison design, with back door entering out into 7 ft. by 13 ft. 6 in. rear porch, with 10x9 ft. kitchen addition and bathroom and closet space above (Brison design), cost $250 additional. See page 65.

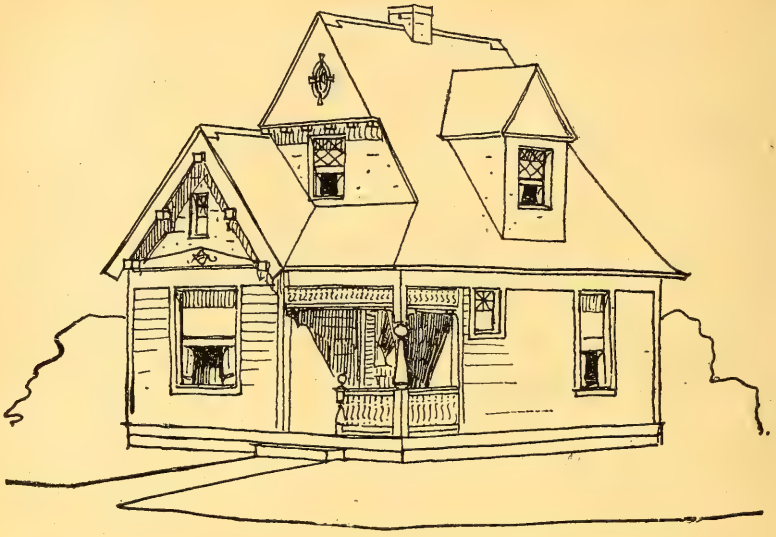


FIRST FLOOR

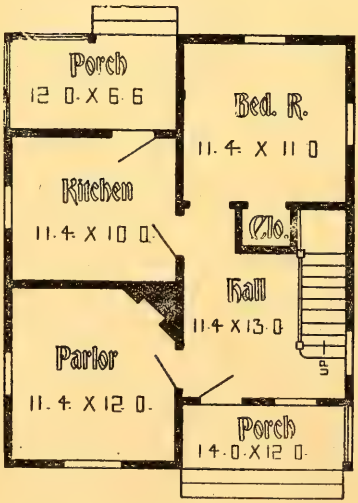


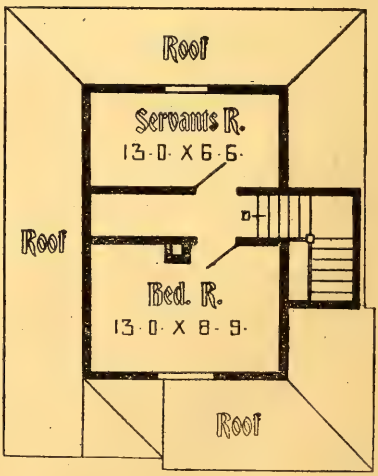
SECOND STORY

The plans sent us yesterday are very satisfactory to myself and wife.
CHARLES A. STOOKEY, (Contractor), Belleville, Ill.

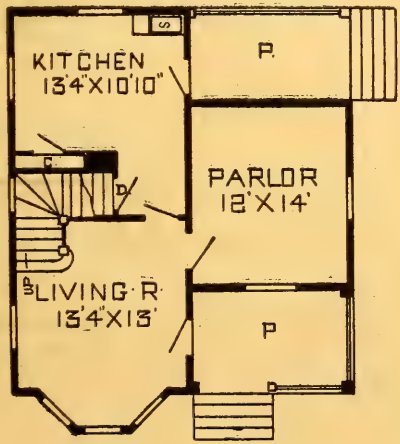


EUREKA COTTAGE.—Design 1745-O; in frame, $699 to $798; plans, $10; width, 24 ft. 2 in. by 30 ft.; story heights, 9 ft. and 8 ft. (cut down at wall to 5 ft.). Modifications: Closet can be put in between front and back bed-rooms on second floor. See page 65.

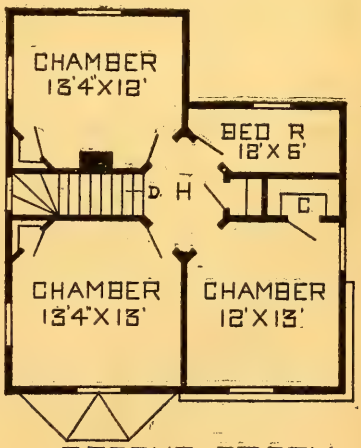




RED OAK COTTAGE.—Design 899M; in frame, $695 to $789; plans, $10; width, 26 ft. 10 in. by 25 ft. 3 in.; story heights, 9 ft. cut down by roof to 5 ft. 6 in. inside walls. See page 65.

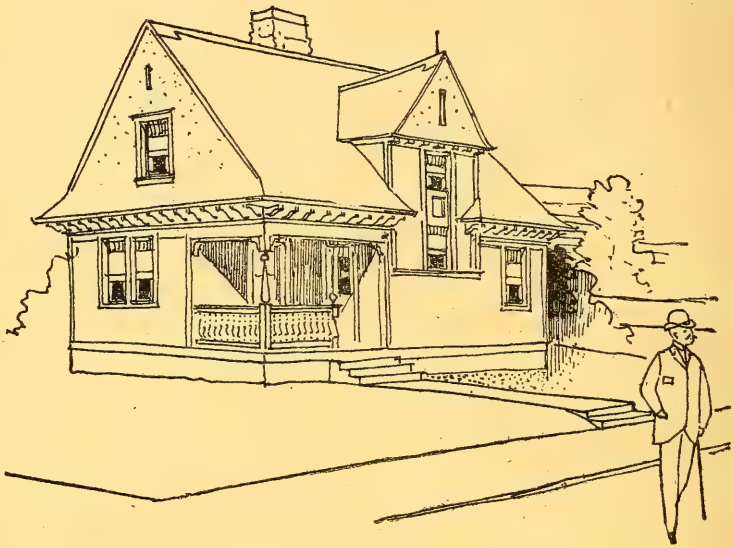


FIRST FLOOR

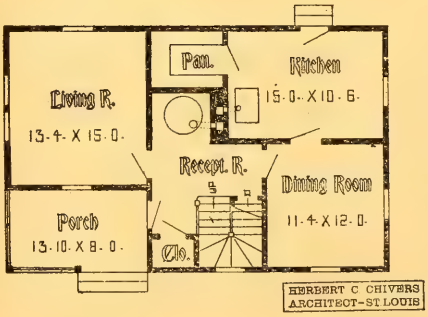


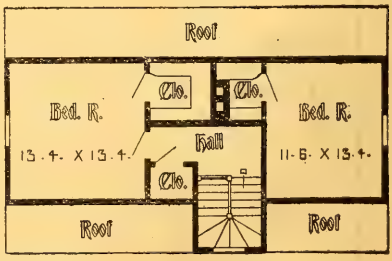
SECOND STORY

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

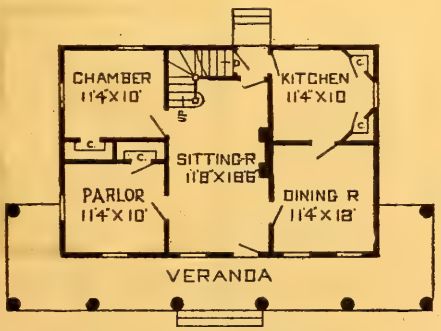


BUCKINGHAM COTTAGE.—Design 1954M; in frame, $690 to $799; plans, $10; width, 37 ft. by 24 ft.; story heights, 9 ft. and 9 ft. cut down by roof to 7 ft. Special features: Attractive window at stairs. See page 65.

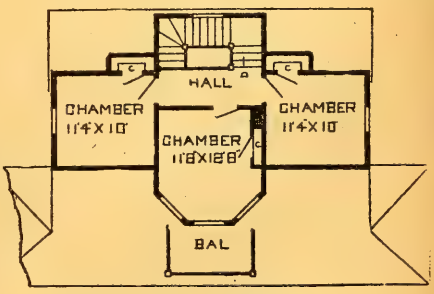




TEXAS COTTAGE.—Design 1013M; in frame, $1,100 to $1,498; plans, $10; width, 26 ft. 4 in.; story heights, 9 ft. and 8 ft. 6 in. (cut down to 5 ft. at front and rear walls). Special features: Wide front, attractive hall, with wide fire-place for logs. See page 65.



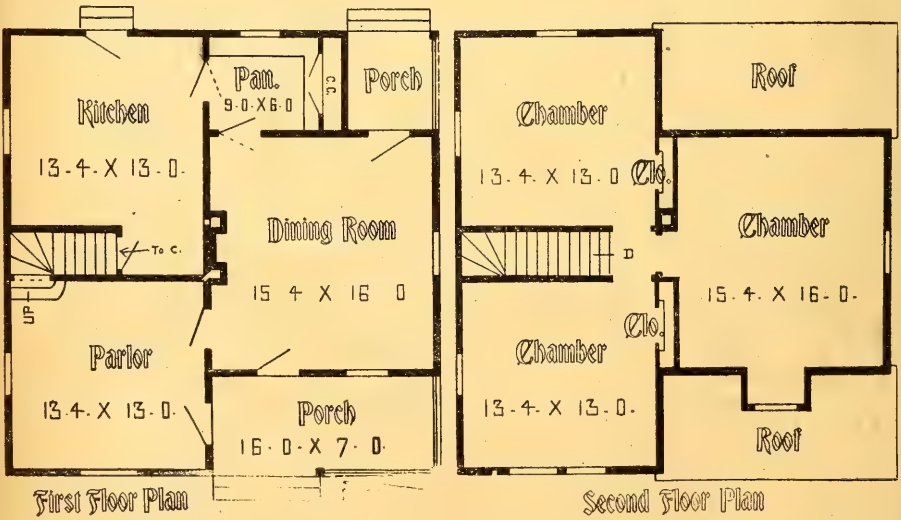
FIRST FLOOR



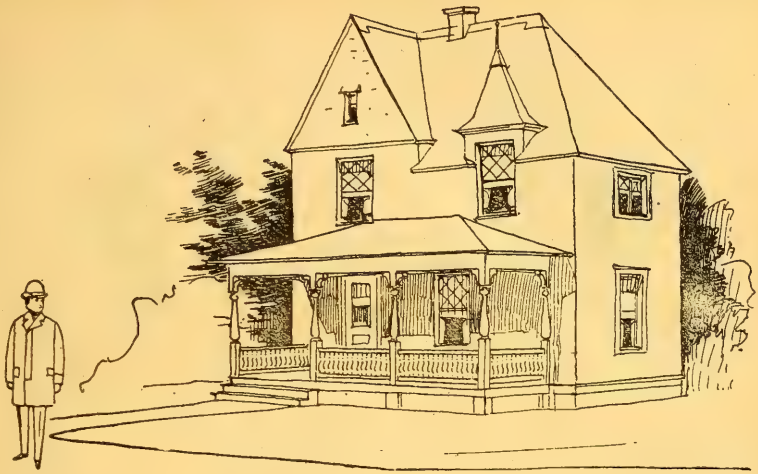
SECOND STORY

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

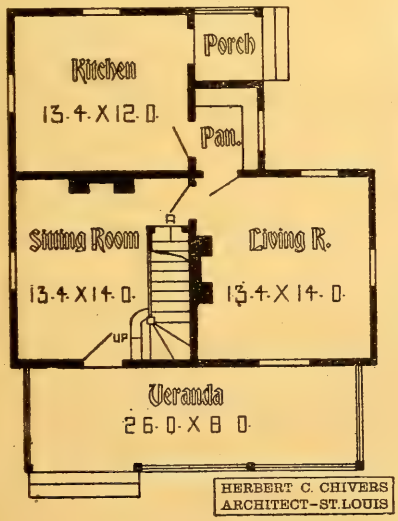
REDLANDS COTTAGE.—Design 9061M; in frame, $989 to $1,096; plans, $10; width, 30 ft. by 30 ft. 6 in.; story heights, 9 ft. and 9 ft. (front chamber full story.) Special features: A plain, practical house. See page 65.

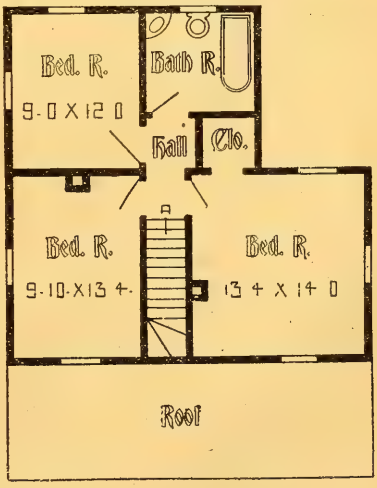


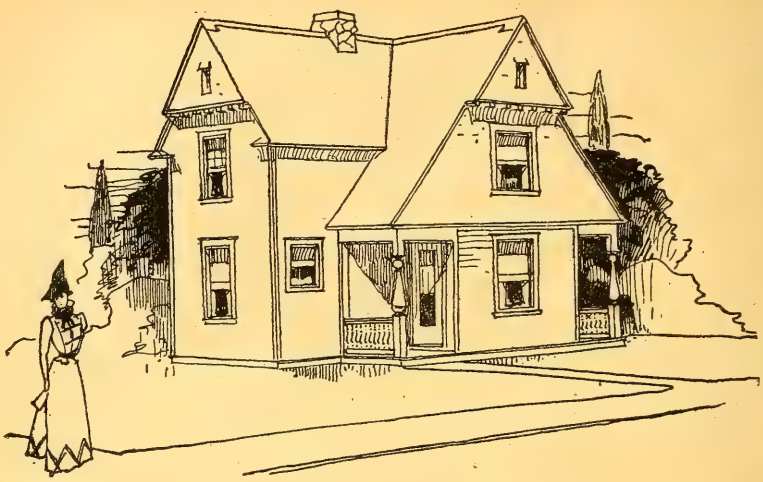
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



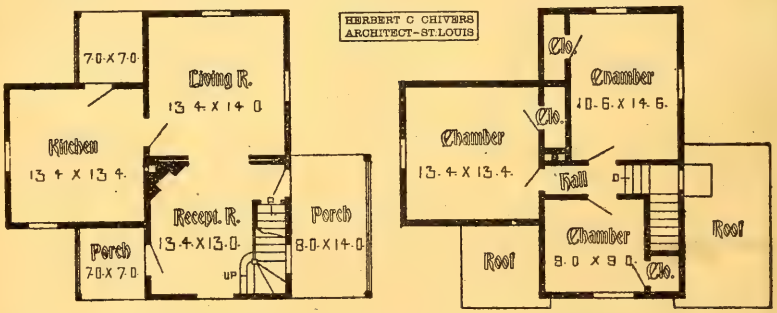
GALVESTON COTTAGE.—Design 1747-O; in frame, $590 to $648; plans, $10; width 26 ft. 6 in. by 19 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story in large chamber). Special features: Compact plan; wide front; a large appearing building for the money; 6 ft. porch across front. See page 65.







FAIRFIELD COTTAGE—Design 1857 O: in frame, $676 to $799; plans, $10; width, 28 ft. 2 in. x 29 ft.; story heights, 9 ft. and 9 ft. (full story.) Special features—Cottage like gable effect in front; economical porch roofing. See page 65.



House is just completed. It is the talk of the town. As it is different to anything yet built here, we have received many favorable comments on same. The house is up-to-date in every respect.

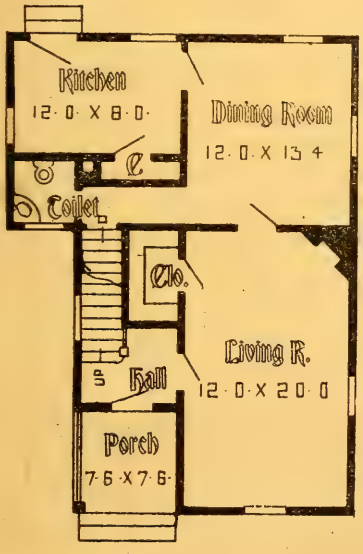
J. A. ADAMS, North Yakima, Wash.

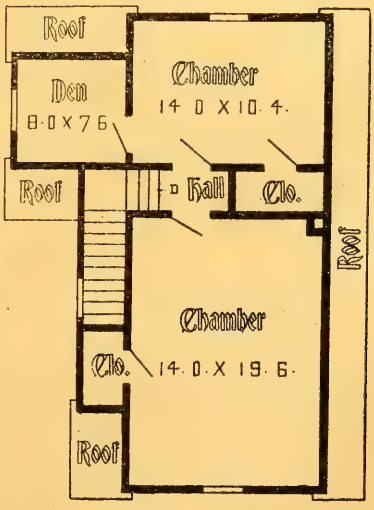
The plans which you prepared for our new bank and office building have worked out all right. We are well pleased with the building.

ASHER R. COX, (Vice-President Orchard City Bank) Xenia, Ill.

Your plans of County Jail Building are complete in every respect and we are well pleased with them. J. W. SHIELDS, (Real Estate), Pineville, Mo.

ROBROY COTTAGE.—Design 1966 M; in frame. $561 to $690; plans, $10; width 25 ft. 6 in. x 34 ft. 10 in.; story heights, 9 ft. 6 in. and 9 ft. (cut down to 4 ft. at sides.) Special features. Water closet and basin on fiirst floor. See page 65.

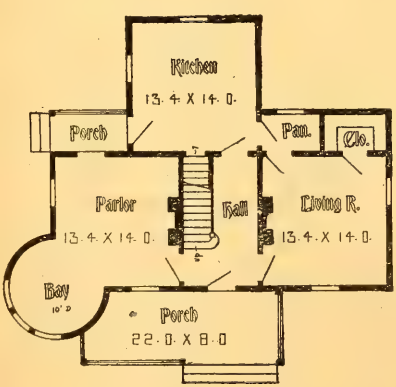


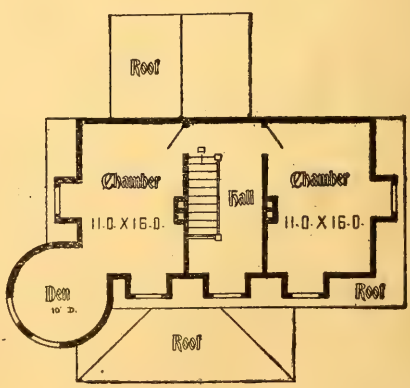


I am well pleased with my residence just completed, and consider your plans, general style of design and methods of superintending as strictly up-to-date.

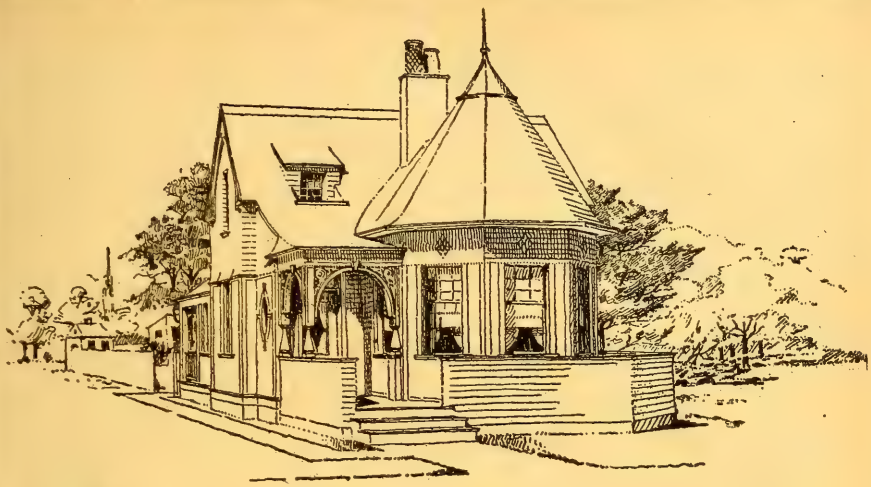
J. OTTO HUNICKE, St. Louis, Mo.

CHATTANOOGA RESIDENCE.—Design 1869 M; in frame, $960 to $1090; plans, $10; width, 36 ft. 2 in. by 29 ft. 6 in.; width over all. 40 ft.; story heights, 9 ft. 6 in. and 9 ft. Special features—Quaint English effect; wide frontage; tower of stained shingles. Modifications—A dining room could be built back of living room at $150 addition. See page 65.



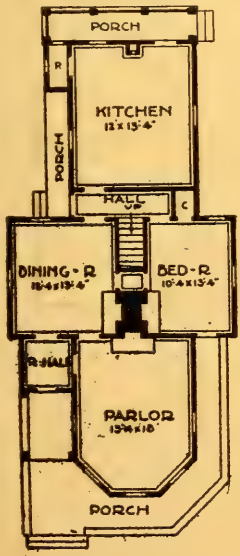


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



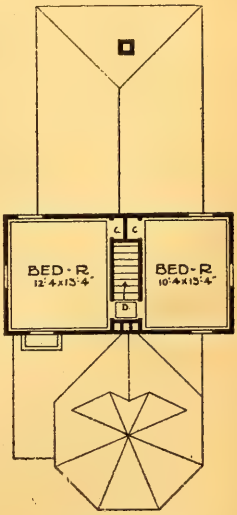
DYERSBURG COTTAGE.—Design 1621 O; in frame, $699 to $799; plans $5; width 27 ft. by 39 ft. 4 in.; story heights, 9 ft. and 8 ft. cut down by roof at walls to 5 ft. Modifications See index for Dyersburg plan No. 2. See page 65.

DYERSBURG Modification plan, No. 1. Pool Design, with 13 ft. 5 in. x 15 ft. parlor; 12 ft. x 14 ft. 6 in. bed room; 13 ft. by 14 ft. 6 in. dining room; 6 ft. by 8 ft. bath room in place of closet at rear hall, with fire place in parlor and in extra bed room direct above parlor.

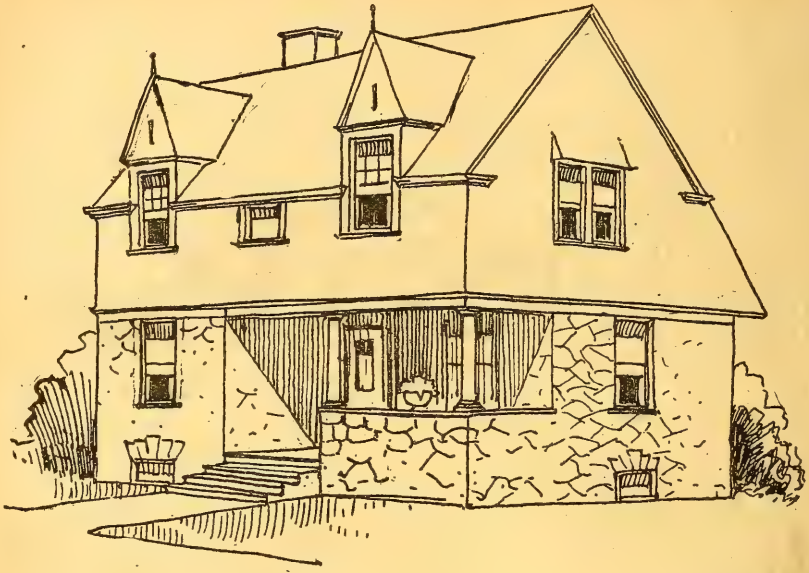


FIRST-STORY

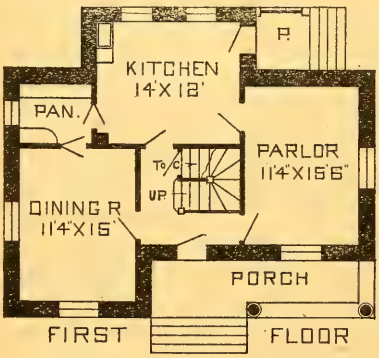
DYERSBURG MODIFIED No. 2. HOUGH plan, Parlor 16 ft. x 13 ft. Vestabule entrance on opposite side of house to 18 ft. x 15ft. dining room with stairs, with 14 ft. x 15 ft. bed room in place of present dining room, with door to front porch, with triple triangulor fire place at intersection of parlor, dining room and bed room, with 5 ft. x 10 ft. bath room at rear hall, 13 ft. x 14 ft. and three rooms above, with balcony roof to porch.



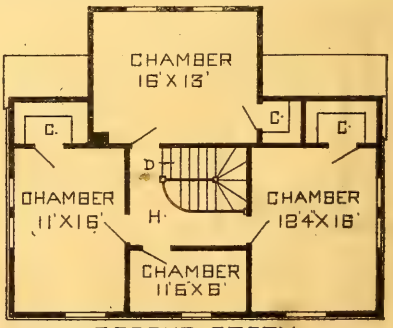
SECOND-STORY



LEADVILLE COTTAGE.—Design 900 M; in frame and stone, $900 to $1,000: plans, $10; story heights, 9 ft. and 8 ft. (cut down to 5 ft. at walls.) Special features; Attractive combination of stained shingles and stone; a plain, neat design, free from unnecessary ornamentation. See page 65.

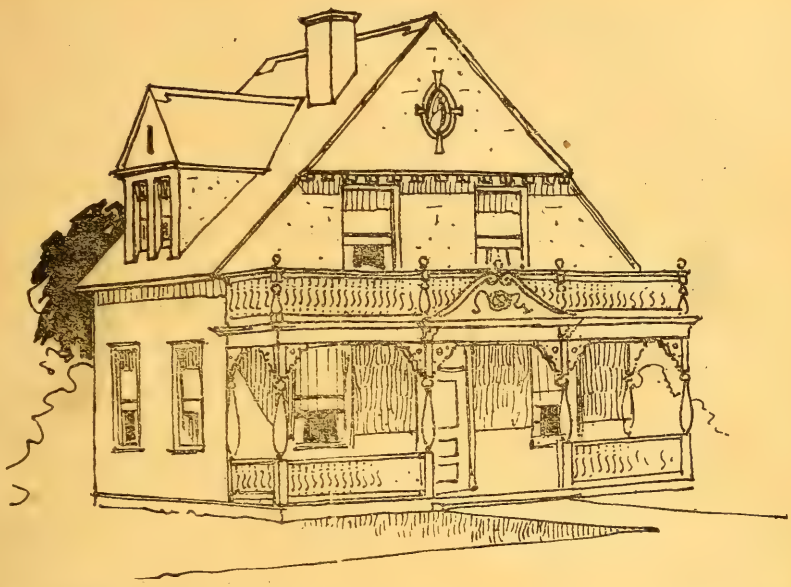


FIRST FLOOR

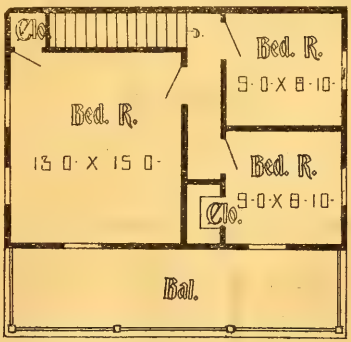


SECOND STORY

(From a builder).—Your books came to hand Sunday. Would say in reply it was not for myself but for a neighbor. I was telling him it would have paid him better to have procured plans of you showing all details of construction and giving a better idea of how things went together. I am a carpenter myself and know whereof I speak.—Geo. Bennett, Festus, Mo.

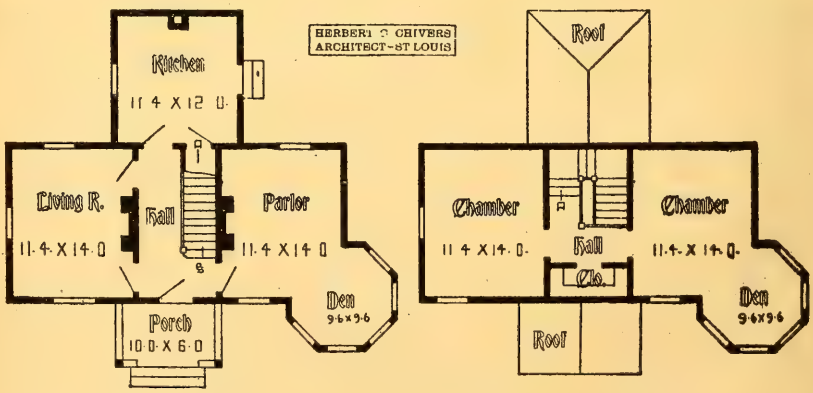


WENZVILLE COTTAGE.—Design 1761 O; in frame, $698 to $780; plans, $5; width, 28 ft. 2 in. x 27 ft. 6 in.; story heights, 9 ft. and 9 ft. (side walls cut down to 4 ft. 6 in.). See page 65.



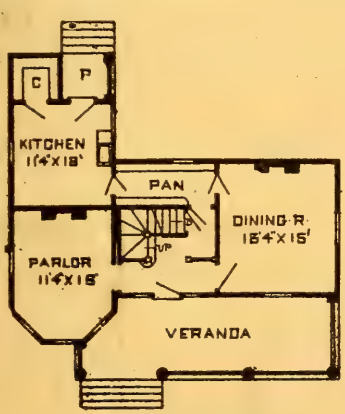
The plans for my building are complete in every respect, and I have no fault to find with them. Everyone speaks well of your work.
C. W. BRANSFORD, (Bransford Mills), Owensboro, Ky.

MT. MORRIS COTTAGE.—1952 M; in frame; $798 to $988, in two-story house; plans, $10; story heights, 9 ft. 6 in. and 8 ft. 6 in. Modiffcations; In two story plan there are dormer windows in front and tower is extended up. See page 65.

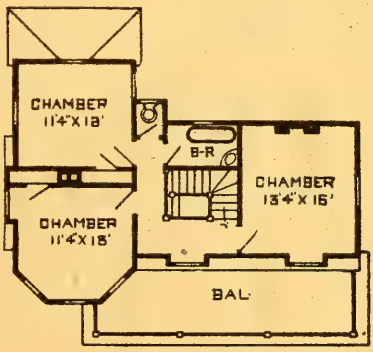


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ZION COTTAGE.—Design 1014 M; in frame, $1099 to $1289; plans, $10; width, 42 ft. 8 in.; story heights, 9 ft. (second story walls cut down to 5 ft. 6 in.) A very suitable sea-side Cottage of Colonial design. See page 65.



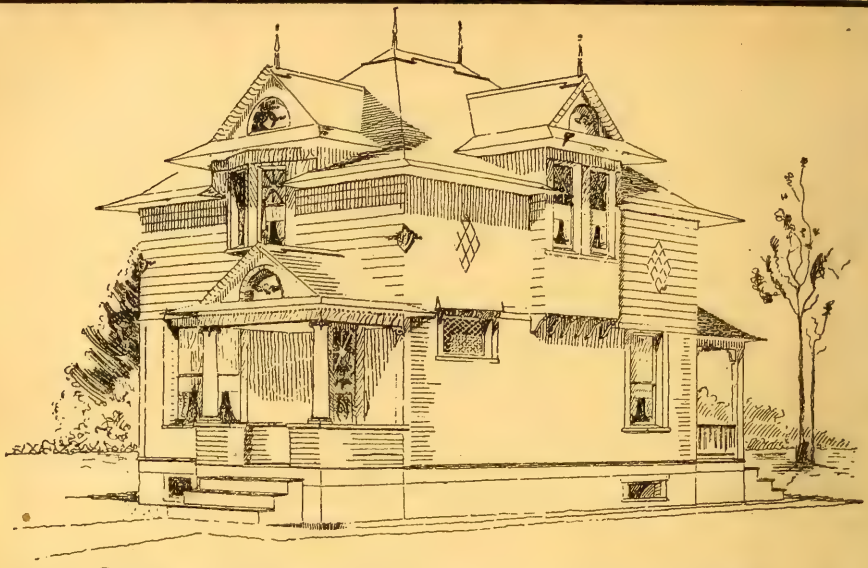
FIRST FLOOR



SECOND STORY

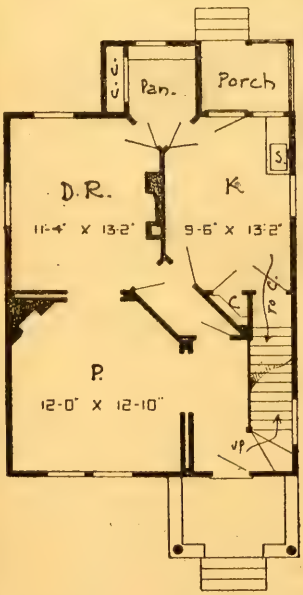
It gives me pleasure to state; plans which you made for our house have given entire satisfaction. We cannot think of any betterment of interior arrangement or exterior design. The rooms are all well ventilated, well lighted and arranged convenient for furniture, etc. It certainly pays to consult an architectural expert and not trust to common-place talent.

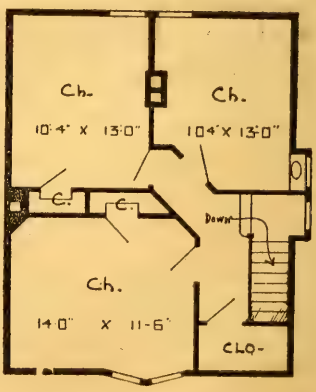
ANTON OCHS, New Ulm, Mich.



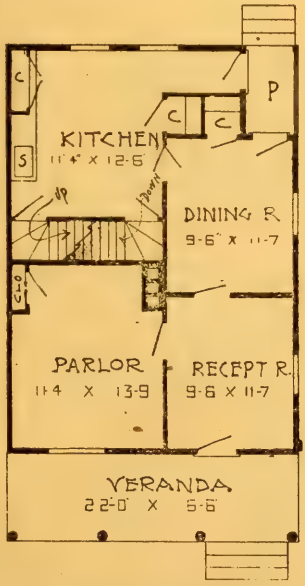
FILMORE COTTAGE.—Design 9642 O; in frame, $862 to $996; plans, $10, width over all, 22 ft, 4 in.; story heights 9 ft. and 9 ft. cut down by roof to 5 ft. 6 in. walls. Special features; Compact plan and neat exterior.

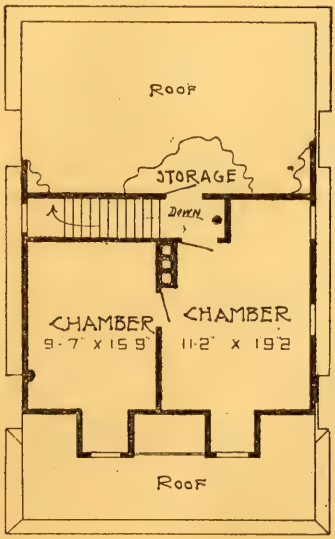
Also plan No. 2. Salesbury design, same as above with 12 ft. by 14 ft, Parlor with 11 x 14 hall, with 11 x 14 dining room where kitchen now is with 10 x 12 one story kitchen, with 5 x 12 wood-shed with 6 x 8 bath above and 4 x 6 closet to room over present kitchen, with front chamber 20 x 9, next chamber 8 ft. 6 in. x 12 ft. with 4 x 8 hall, closet back of this. See page 65.





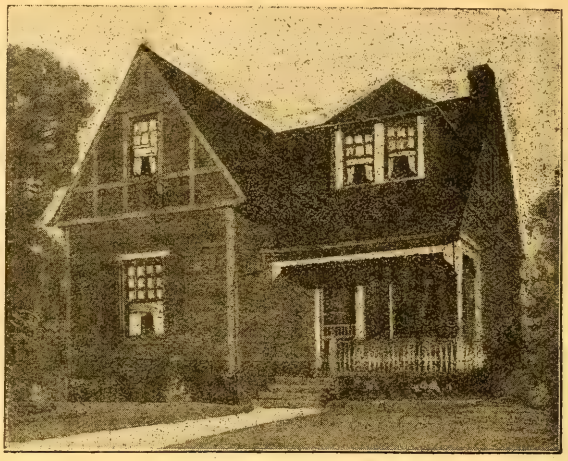
BURTVILLE COTTAGE.—Design 9292 M; in frame; $798 to $8,049; plans, $10; width over all, 20 ft. 10 in.; story heights, 9 ft. and 8 ft. full story. Special features; Compact roof arrangement, covering front and rear porch. See page 65.



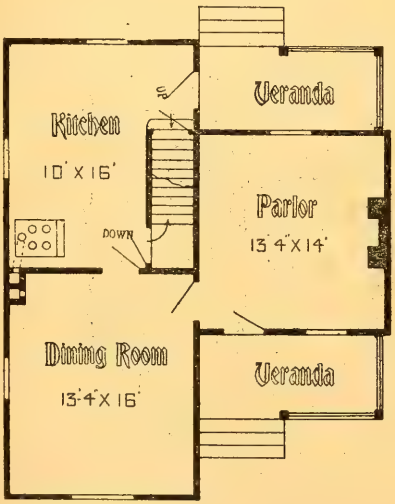


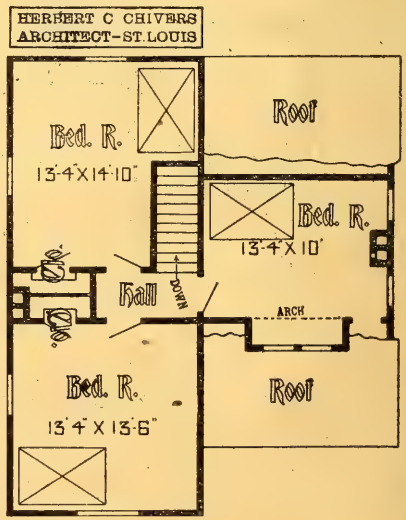
The plans which you prepared for my house are in every way satisfactory. Indeed, it gives me great pleasure to recommend you to any one who desires a first-class architect as well as honest and prompt treatment.

MRS. S. W. SPITLER, Wellington, Kan.



WEST PARK COTTAGE.—Design 100,200-O; in frame, $699 to $798; plans, $10; width, 28 ft. 2 in. x 33 ft. 6 in., story heights, 9 ft.; second story walls cut down to 5 ft. 6 in. by roof. See page 65.

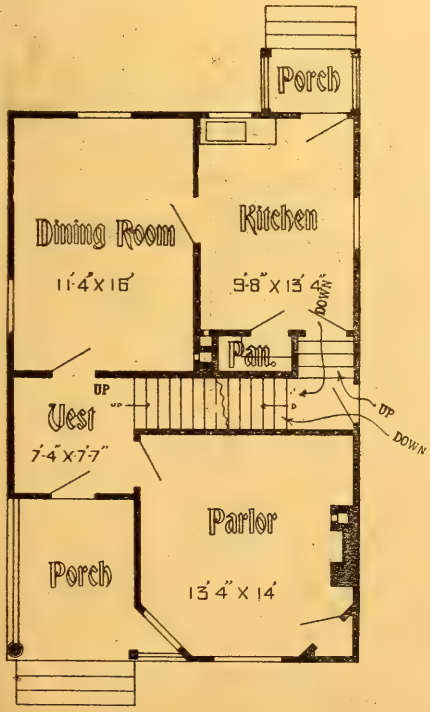




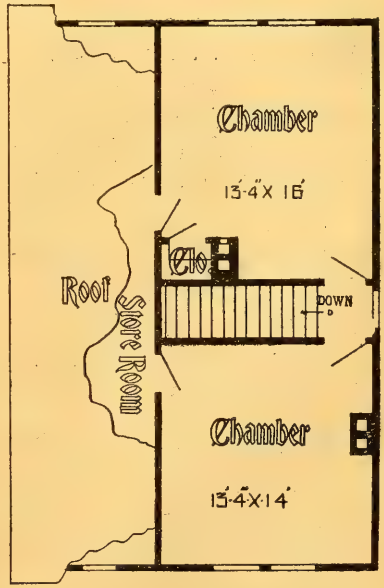
The plans of my residence are satisfactory and the building has exceeded my expectations in design.

L. H. PARKER, Lyndonville, Vt.

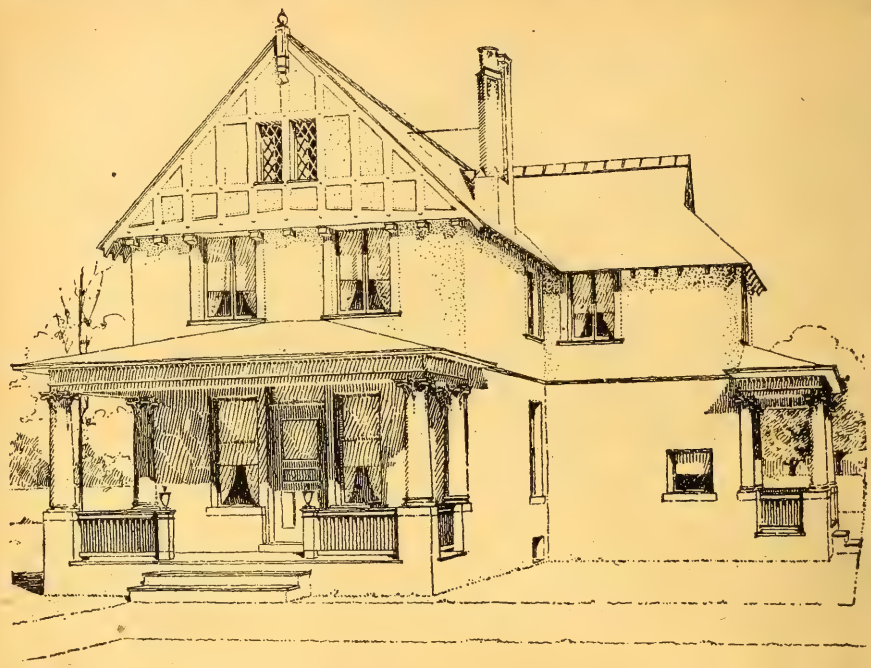
FELCHVILLE COTTAGE.—Design 100,201 M; in frame, $697 to $798; plans, $7; width, 22 ft. 6 in,: story heights, 9 ft. 6 in. and 8 ft. 6 in. See page 65.



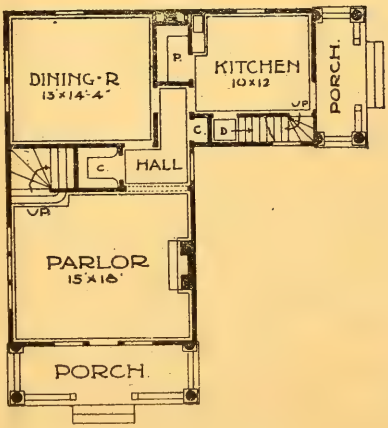
HERBERT C. CHIVERS
ARCHITECT-ST. LOUIS



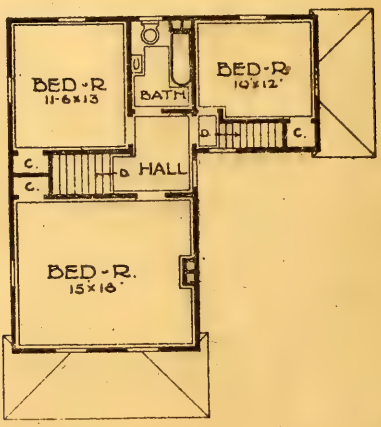
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



SAINT GEORGE COTTAGE.—Design 1629 O; in frame, $1099 to $1290; plans, $10; width over all 32 ft.; story heights, 9 ft. 6 in. and 9 ft. See page 65.



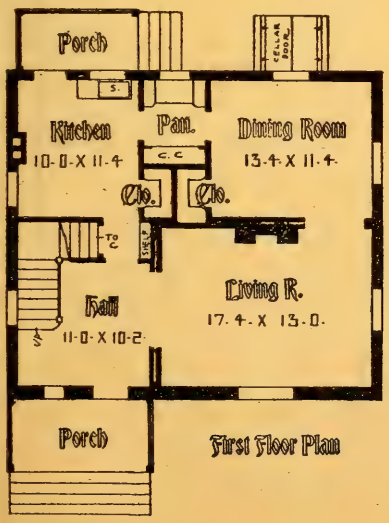
FIRST-FLOOR



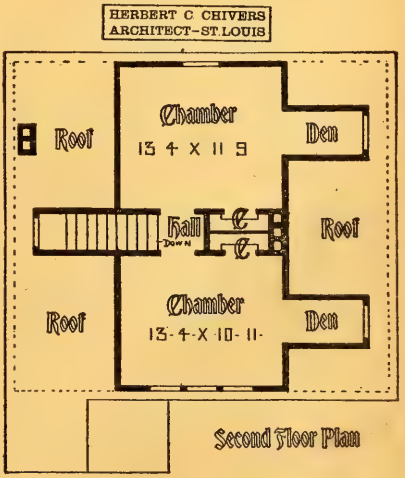
SECOND-FLOOR.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

CARONDELET COTTAGE.—Design 6016-O; in brick and frame, $1298 to $1464; plans, $10; width, 30 ft. 8 in: by 27 ft. 8 in.; full story heights, 9 ft. in the clear, Special features—Large living room; full story the upper rooms: 9 in. walls. See page 65.

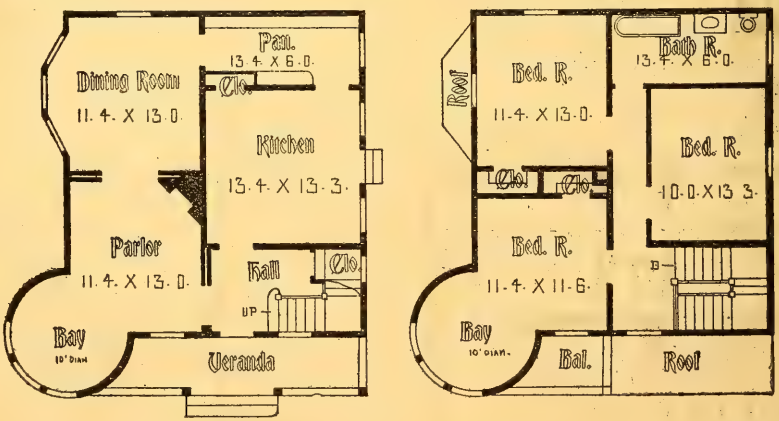


First Floor Plan



Second Floor Plan

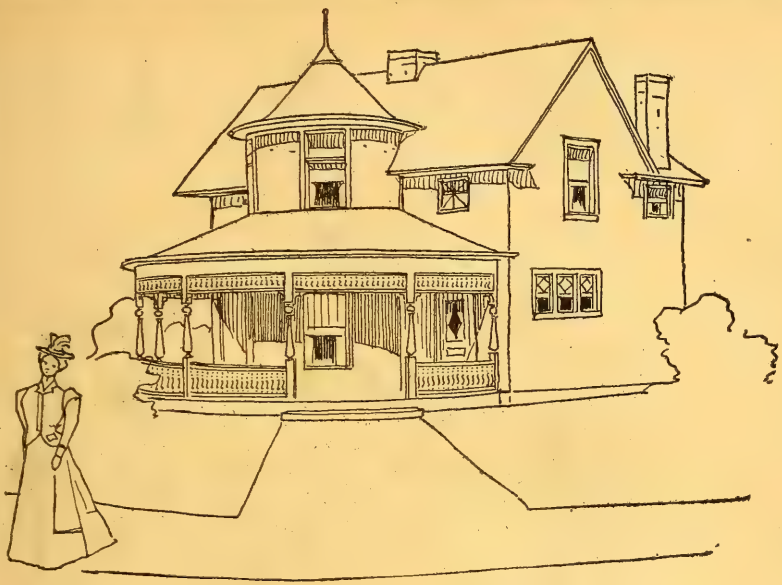
HASTING COTTAGE.—Design 1950-O; in frame, $1250 to $1398; plans, $10; width, 25 ft. 8 in. and 27 ft. 6 in.; story heights, 9 ft. and 8 ft. 6 in. in the clear. Special features—Shingle tower and porch, giving massive effect. See page 65.



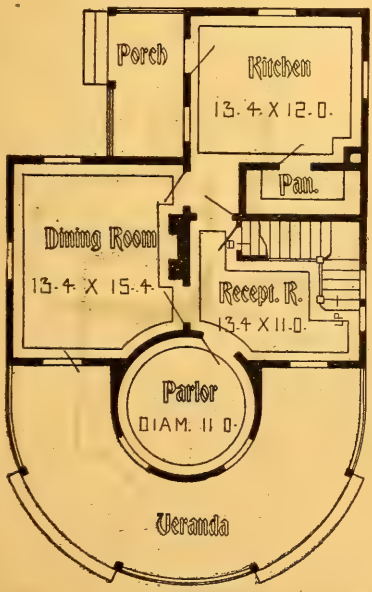
Edgerton O., October 10, 1899.

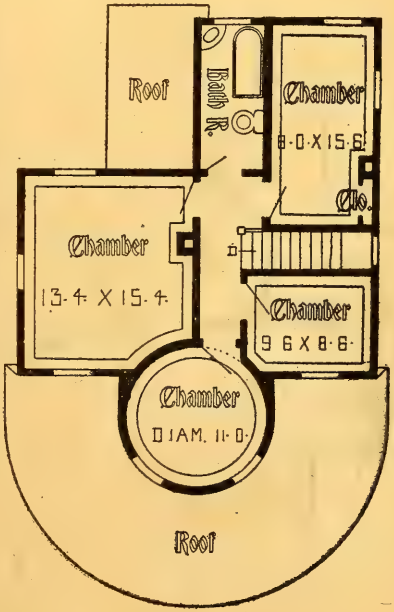
I like your plans better than any others I have seen.

MISS R. KATE GARDINER, Amsterdam, N. Y.



EVANSTON RESIDENCE.—Design 1864 M; in frame, $1496 to $1580: plans, $12; width over all, 28 ft.: story heights, 9 ft. 6 in. (front chamber full story). Special features; Semi-circular porch; See page 65.

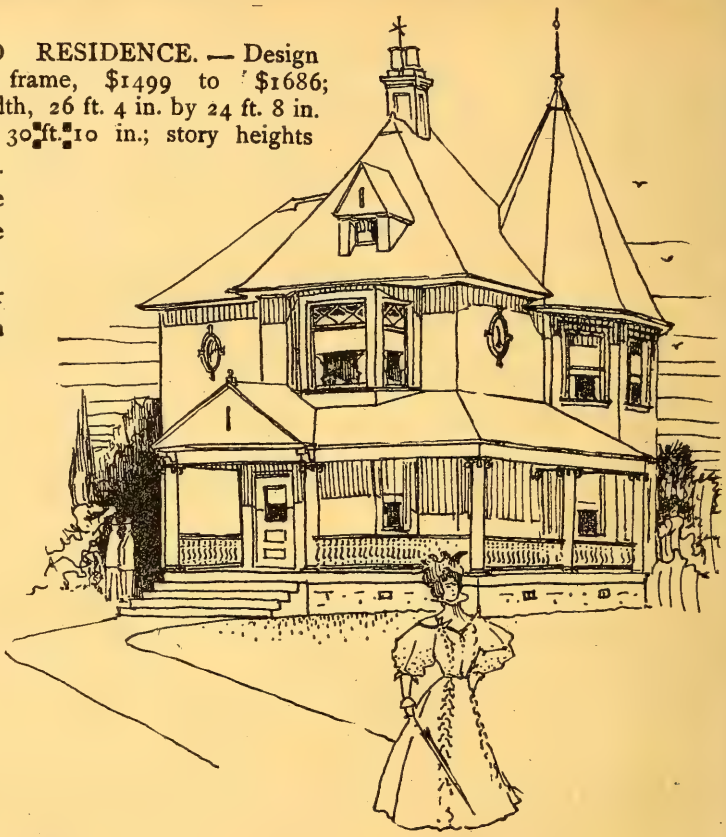


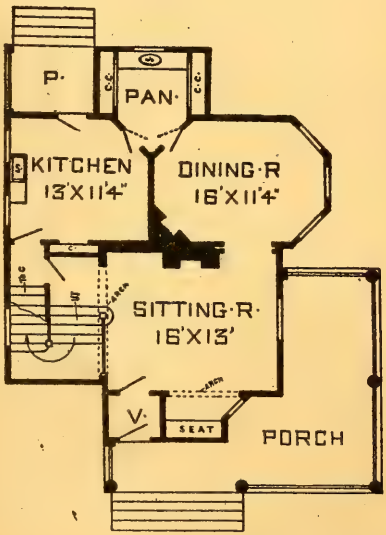


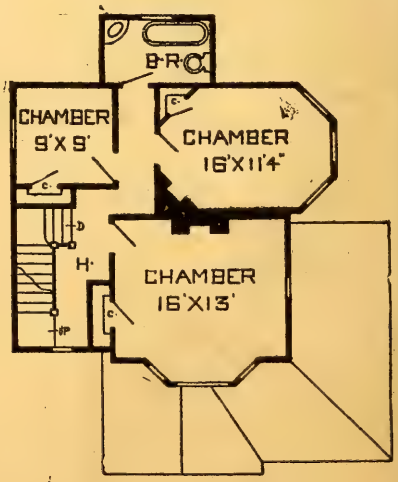
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

BUCKFIELD RESIDENCE. — Design 1008-O; in frame, $1499 to $1686; plans, $10; width, 26 ft. 4 in. by 24 ft. 8 in. width over all, 30 ft. 10 in.; story heights 9 ft. and 9 ft. 6 in. in the clear. See page 65.

See index for Buckfield plan No. 2.

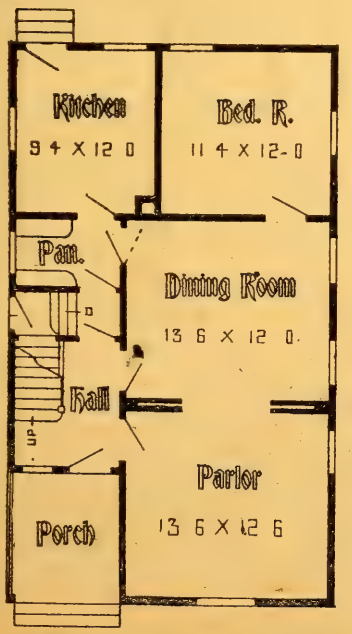


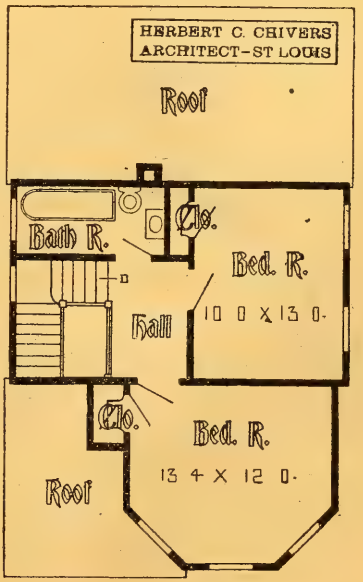




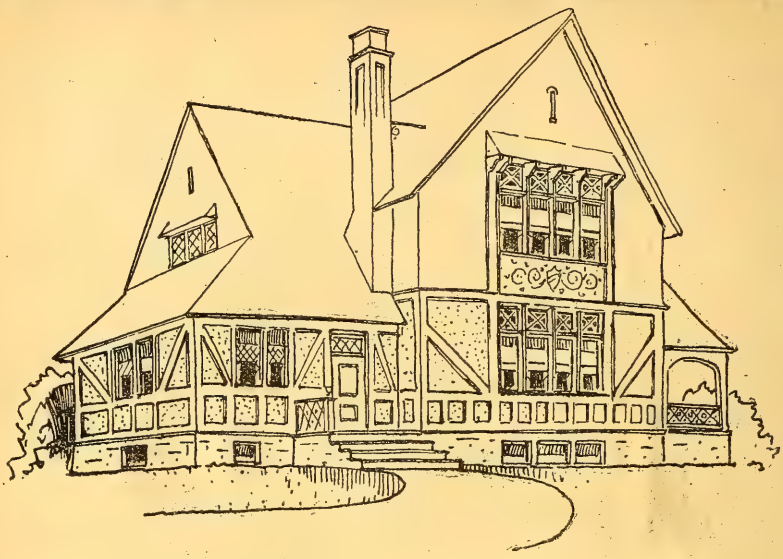
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

UNIONVILLE COTTAGE.—Design 9066-O: in frame, $1255 to $1340; plans, $10; width, 22 ft. 4 in. by 39 ft. 2 in.; story heights, 9 ft. 6 in. and 9 ft. in the clear. See page 65.

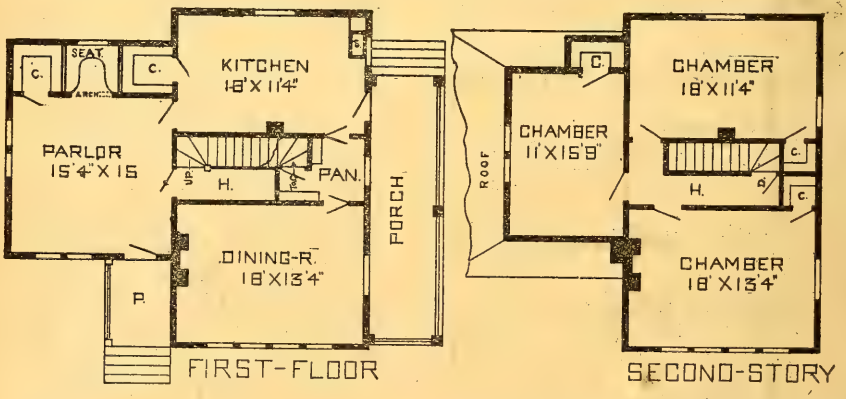




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

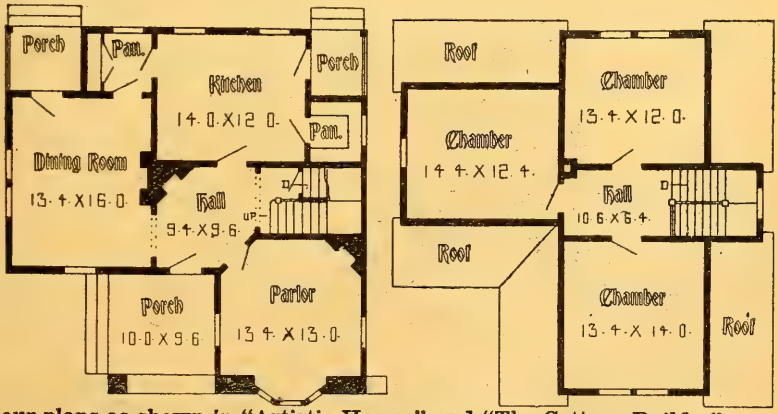


ENGLISH HOUSE.—Design 878 M; in frame, $1298 to $1498; plans, $25; width, 32 ft. 10 in. by 32 ft 8 in.; width over all, 40 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story). Special features; Plain neat exterior. See page 65.



After having plans furnished by you for my house I feel it due you and your work to make some statement relative to same. I found plans and specifications absolutely correct in every respect. I could have paid twice what I did for plans and then found them a great saving of time, material and money. It isn't worth while, though, for me to state that I am well pleased with your work, for you will find enclosed check and order for a second plan which will demonstrate the fact. REV. F. H. QUINN, Fayette, Mo.

OAKLAND RESIDENCE.—Design 1877 M; in frame, $1608 to $1799; plans, $15; story heights, 9 ft. cut down to 5 ft. 6 in. walls to second story. Special features—Stone front, ornamental English gables; other walls covered with shingles. See page 65.



Your plans as shown in "Artistic Homes" and "The Cottage Builder" are the best we have seen.

MRS. T. W. GIBSON MOSS, (Monterey Co.), Cal.

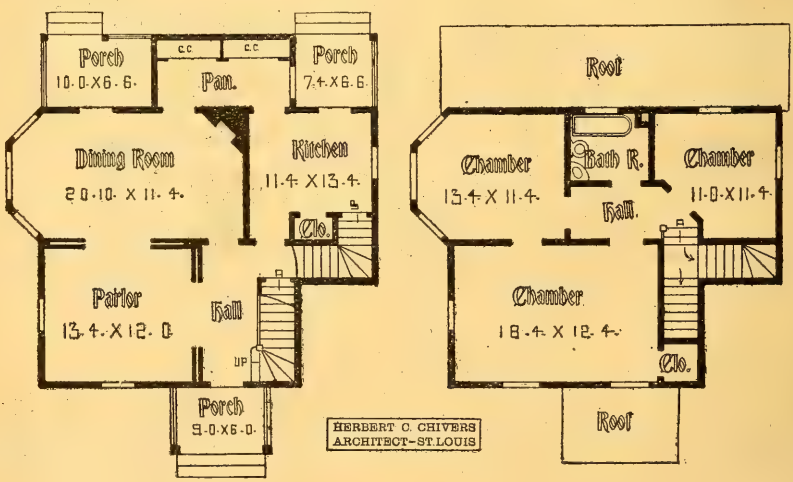
MESA COTTAGE.—Design 1541 M; in frame, $1,000 to $2,000; plans, $15; width. 24 ft. 6 in. by 33 ft.; story heights, 9 ft. and 8 ft. (full story). Special features; Plain, neat exterior; stained shingle gables with white trimmings, very effective. See page 65.

MECCA RESIDENCE.—Design 861 M; in frame, $1498 to $1596; plans, $20: width, 20 ft. 6 in. by 43 ft.; width over all 24 ft. 5 in.; story heights, 9 ft. 6 in. and 9 ft.; sizes of room Parlor, 13 ft. 4 in. by 15 ft.; dining room, 18 ft. by 13 ft. 4 in.; kitchen, 14 ft. 6 in. by 13 ft. 4 in.; front chamber, 13 ft. 6 in. by 15 ft. 6 in.; alcove 6 x 8; with closet; middle chamber, 14 ft. 8 in. x 13 ft. 4 in.; back chamber, 13 ft. 4 in. x 13 ft. 4 in.; bath, 6 x 9. See page 65.

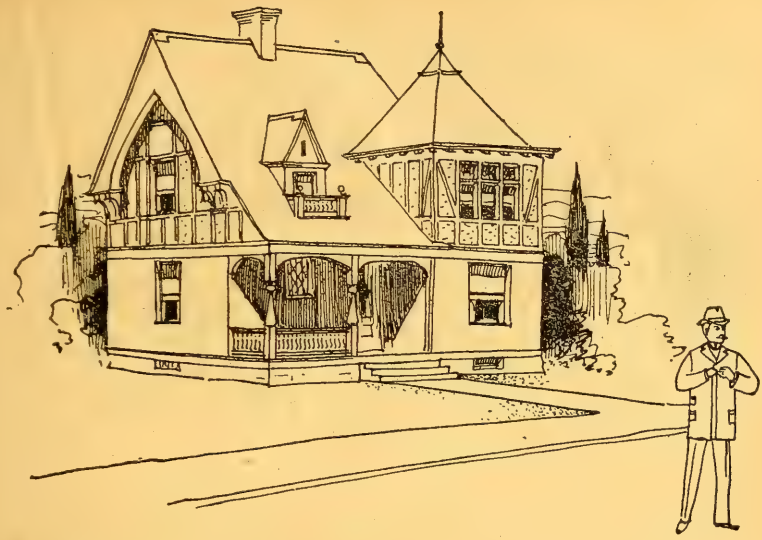
RANDOLPH RESIDENCE.—Design 1554 M; in frame, $1199 to $1399; plans, $10: width, 28 ft. 6 in. x 29 ft. 6 in.; story heights, 9 ft. in the clear. Special features—Very compact. See pag 65.

DIXON RESIDENCE.—Design 1540 M; in frame, $1198 to $1398; plans, $10; width, 26 ft. 6 in. x 41 ft.; story heights 9 ft. (second story side walls cut down to 5 ft. 6 in.). See page 65.

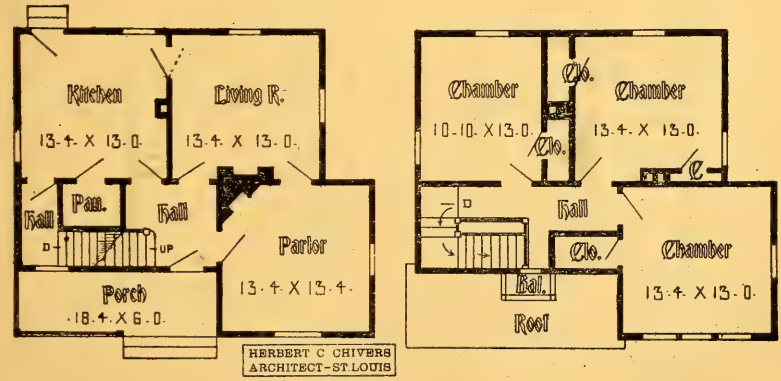
MUSCATINE COTTAGE.—Design 1951 M; in frame: $1195 to $1385; plans, $15; width over all, 33 ft. 8 in.; story heights, 9 ft. 6 in., and 8 ft. 6 in. Special features; Large dining room, compact plan, combination stairs. See page 65.



I am thoroughly pleased and regard your plans a work of art. Your specifications are also full and completely protect the owner from a legal standpoint.
H. W. POGUE, Attorney at Law, Jerseyville, Ill.

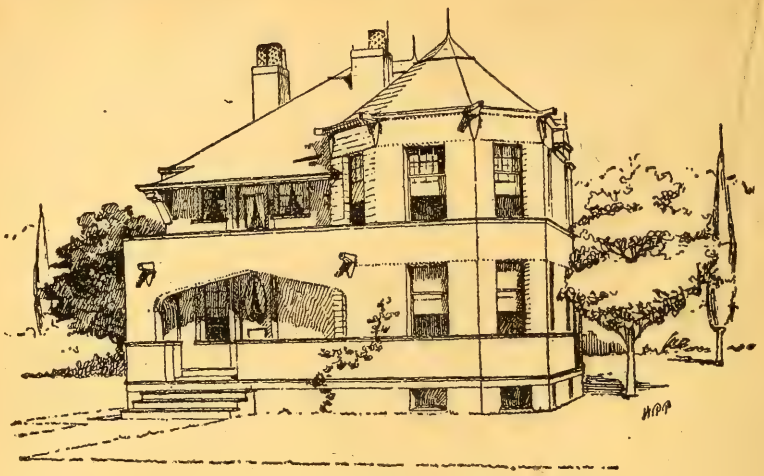


MUNCIE RESIDENCE.—Design 1860 M; in frame, $1090 to $1180; plans, $10; width over all, 32 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in.; (front chamber full story). Special features; Attractive exterior; plans show a grade entrance to cellar in combination with inside cellar stairs. See page 65.



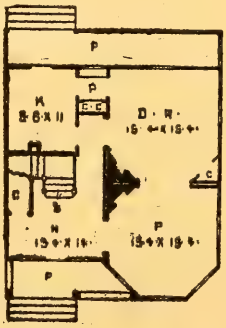
I am very much pleased with special plans. I think you have some fine ideas. Your designs are certainly very artistic.

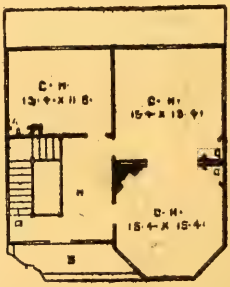
MISS AMELIA HAPPELE, Chicago.



LUXORIA COTTAGE.—Design 1557-O; in frame, $998 to $1198; plans, $10; width over all 29 ft. 10 in.; story heights, 9 ft. 6 in.; Special features: Compact plan; a good chance to build a fireplace in hall at little expense. See page 65,

LUXORIA plan, Mo. 2. Allen design, plans, $10: with rear stairs; 10 x 14 kitchen; with extra closet and bath room over same and large linen and storage closet over rear porch.

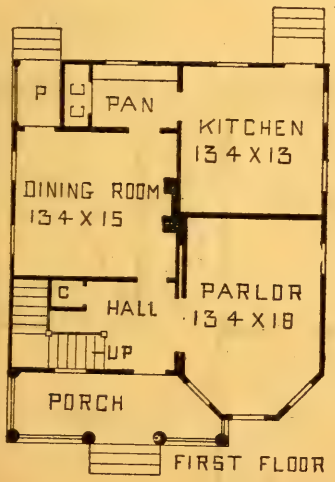


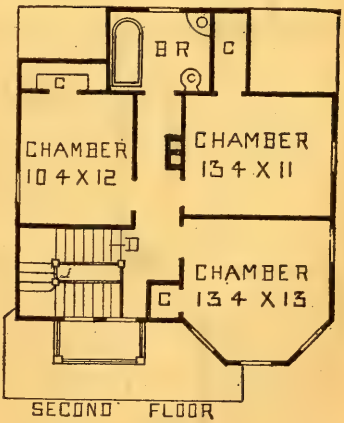


I send you herewith a photo of our new parsonage. "The house is a revelation to the people of Schuylerville," said the leading physician of our town, at the "house-warming" we recently gave to our people. Our church people are delighted and all agree that it is a model house. I send you this testimonial, thinking that you might be pleased to know what the congregation thinks.

REV. JOHN H. BRANDON, Schuylerville, N. Y.

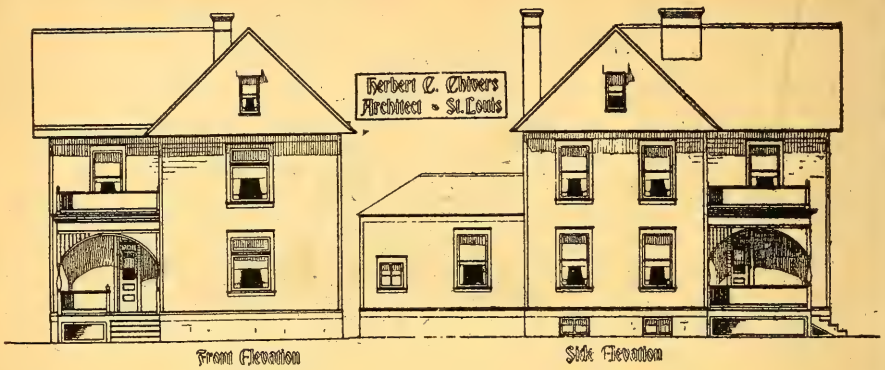
VALENTINE RESIDENCE.—Design 1133-O; in frame, $1298 to $1399; plans, $10; Full story heights; width, 28 ft. 4 in. x 32 ft.; story heights, 9 ft. and 8 ft.; Special features; Economical plan, balcony in front; well ventilated front parlor and chamber above. See page 65.



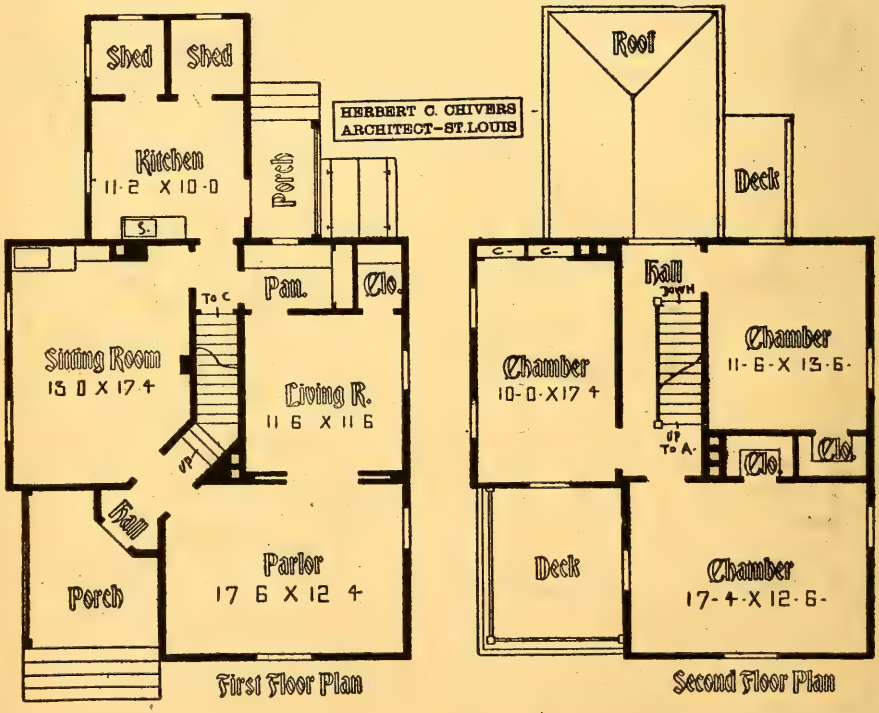


Your large book, "Artistic Homes," contains just what I have been looking for. The designs shown are indeed beautiful.

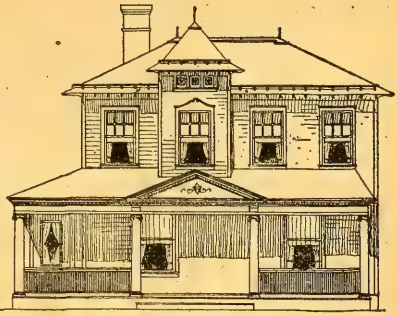
CORNELIUS JANSEN, Beatrice, Neb.



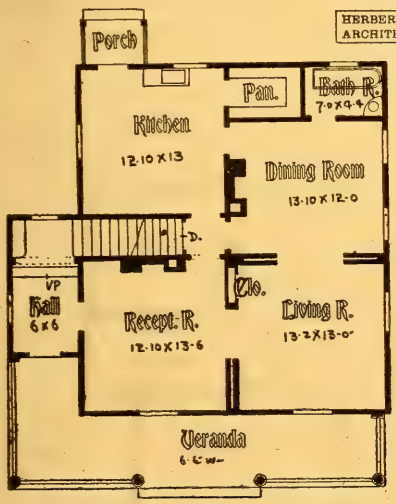
SCIO RESIDENCE.—Design 6009-O; in frame, $1198 to $1390; plans, $10; width over all, 29 ft. 6 in.; See Toledo residence on page 250. See page 65.

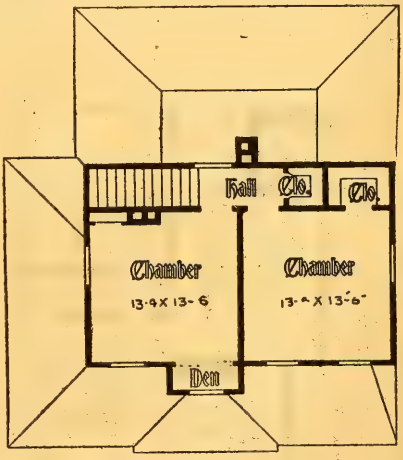


The house which you planned for us is a neat looking affair.
THOMPSON & SIBBEN, (Real Estate), Manistee, Mich.



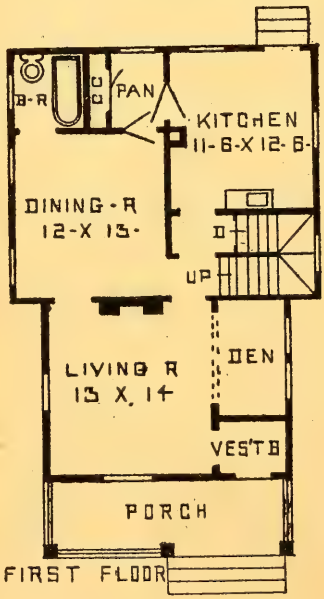
BLOOFIELD RESIDENCE.—Design 6022-O; in frame, $1200 to $1387; plans, $10; width, 27 ft. 8 in. by 31 ft. 4 in.; story heights, 9 ft. 6 in. and 9 ft. See index for Danville residence: See page 65.



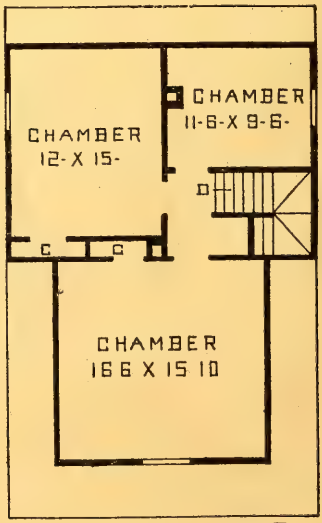


The plans which you prepared for me were in every respect satisfactory as to design, convenience, etc. B. W. WITT, Mossy Greek, Tenn.

MYRA COTTAGE.—Design 4620 M; in frame, $1050 to $1180; plans, $10; width. 25 x 26; width over all, 24 ft. 6 in.; story heights, 9 ft. and 8 ft (cut down slightly by roof). Special features; Bath on first floor next to dining-room, which would in some cases be used a general living-room, with folding Iron bed. See page 65.

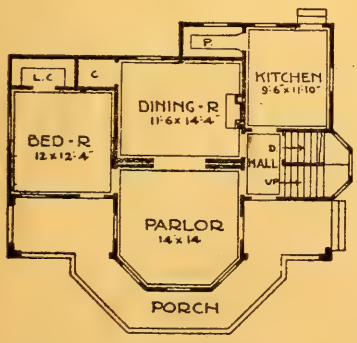


FIRST FLOOR

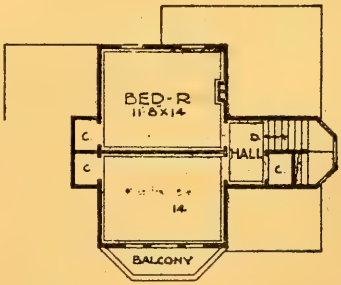


SECOND FLOOR

BOSTON COTTAGE.—Design 1646-O; in frame, $888 to $1110; plans, $10; width over all, 37 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features—Open terrace in front; unique stained shingle exterior. See page 65.



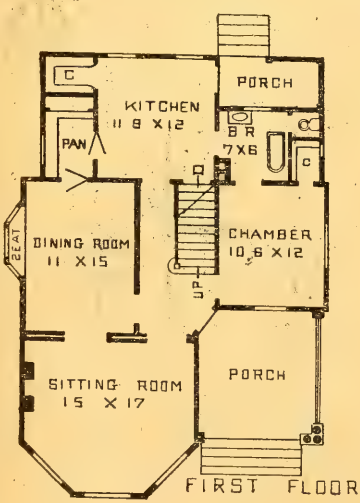
FIRST-STORY



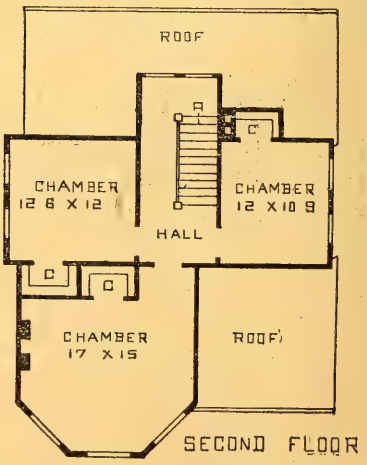
SECOND-STORY

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

BELMONT RESIDENCE.—Design 6590-O: in frame, $1590 to $1998; plans, $10; width over all, 34 ft.; story heights 9 ft. 6 in.; Special features; Bath on first floor; plain but well balanced design. See page 65.



FIRST FLOOR

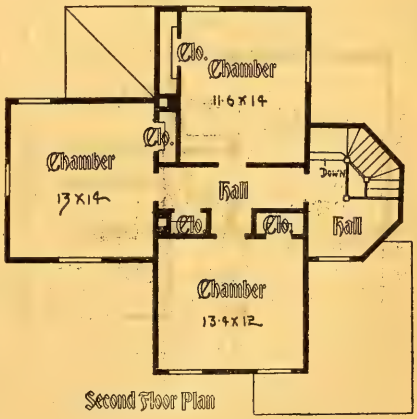


SECOND FLOOR

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

HENDERSON COTTAGE.—Design 6018 M; in frame, $1299 to $1380; plans as shown or reversed to fit design; story heights, 9 ft.. second story walls down to 5 ft. 6 in. See page 65.

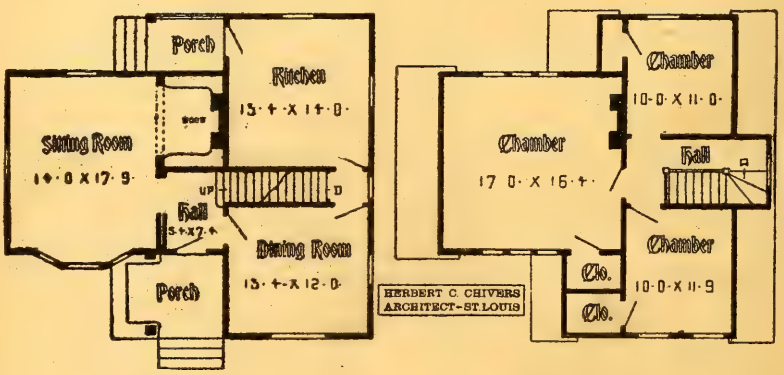
First Floor Plan



Second Floor Plan

The plans and specifications you furnished for my cottage at Webster Groves were very satisfactory. I feel well assured that I have the best planned house in St. Louis County. W. A. WILSON, (Pacific Express Co.), St. Louis.

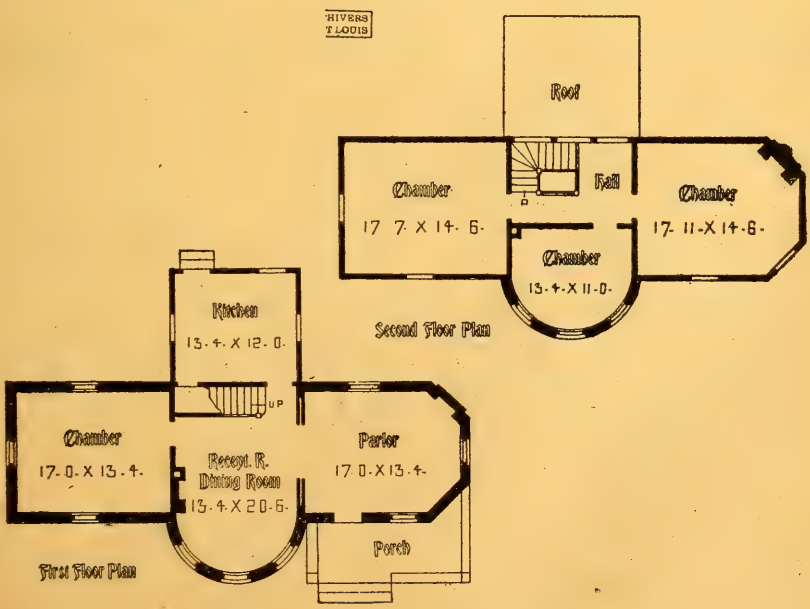
ST. CHARLES COTTAGE.—Design 1769 M; in frame, $988 to $1092; plans, $10; width, 34 ft. 8 in. by 31 ft.: story heights, 9 ft. (second story walls cut down to 5 ft. by roof). See page 65.

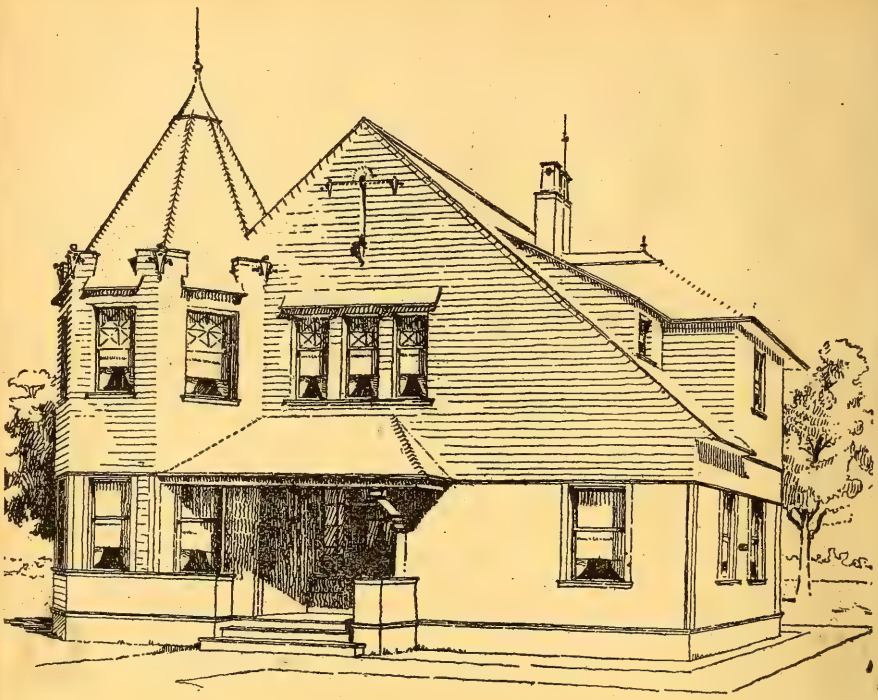


In behalf of the Board of Education of the City of Bloomfield, I will say that we are more than well pleased with your work on plans and specifications for our new high school. They are a credit to any architect.

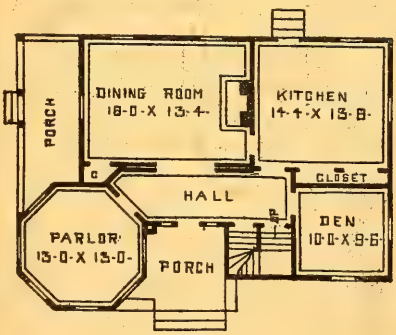
RALPH WAMMOCK, (Pres. Board of Education), Bloomfield, Mo.

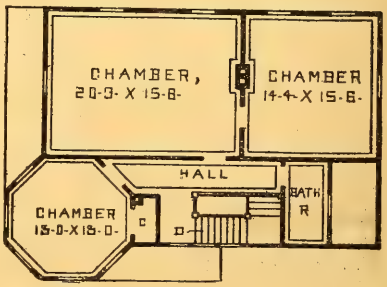
BLOSSOM HILL COTTAGE.—Design 9059 M; in frame, $1100; in brick, $1800; in stone, $2000; a combination of stone and shingles would give the best effect; plans, $25. See page 65.



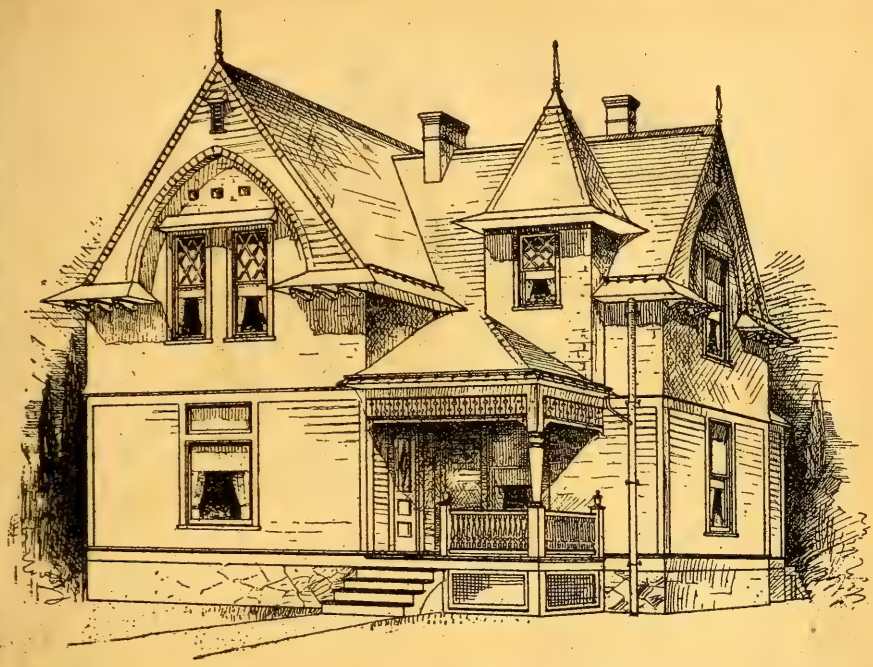


MONTGOMERY RESIDENCE.—Design 4898-O. in frame, $1200 to $1400; plans, $7.50; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story). The building looks well in stained shingles. See page 65.

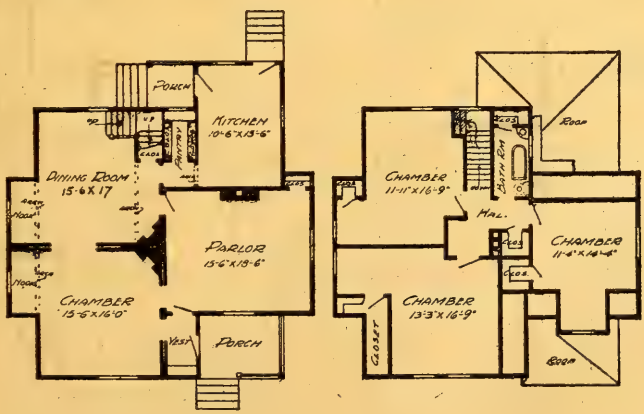




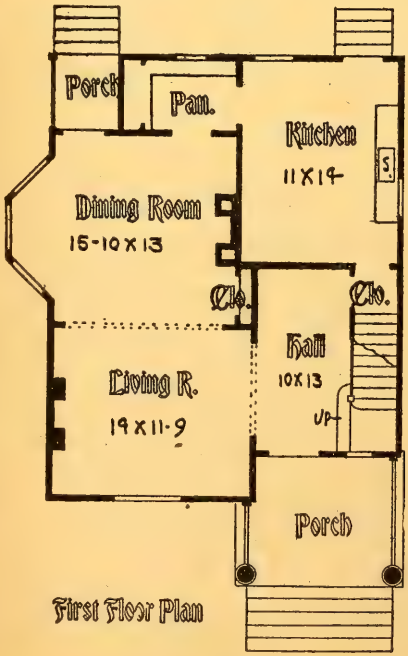
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



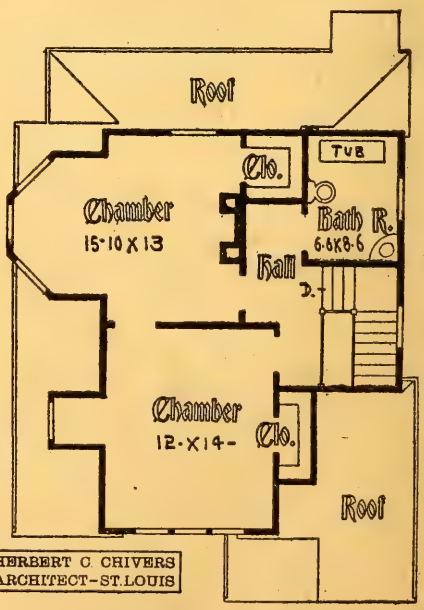
AMITY RESIDENCE.—Design 9391-O; in frame, $1498 to $1998; plans, $10; width, 39 ft. x 40 ft. 8 in.; story heights 9 ft. 2 in. and 9 ft, cut down by roof to 5 ft. 6 in.; Special features; Large rooms, attractive exterior, compact plan. See page 65.



CLIFTON RESIDENCE.—Design 6019-O; in frame, $1298 to $1499: plans, $5; width, 25 ft. 6 in. by 35 ft.; Modifications. See index Birdsville Cottage. See page 65.



First Floor Plan

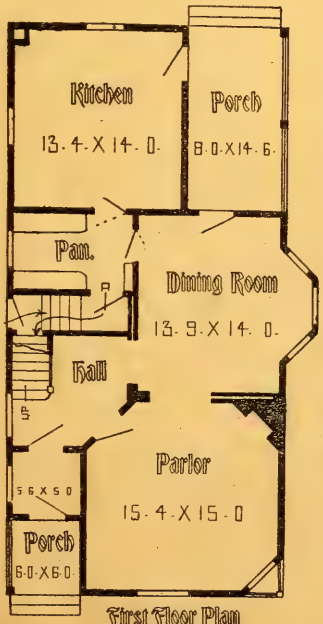


HERBERT C. CHIVERS
ARCHITECT-ST.LOUIS

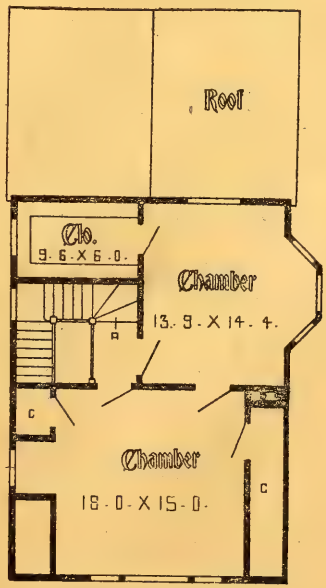
Second Floor Plan

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

CRUTHERSVILLE COTTAGE–Design 9673 M; in frame. $1298 to $1299; plans, $10; width, 22 ft. 4 in.; width over all, 25 ft.; story heights, 9 ft. 6 in. and 9 ft. cut down to 6 ft. side walls. Special features; Large vestibule, combination inside and outside cellar stairs with entrance one step above grade. See page 65.

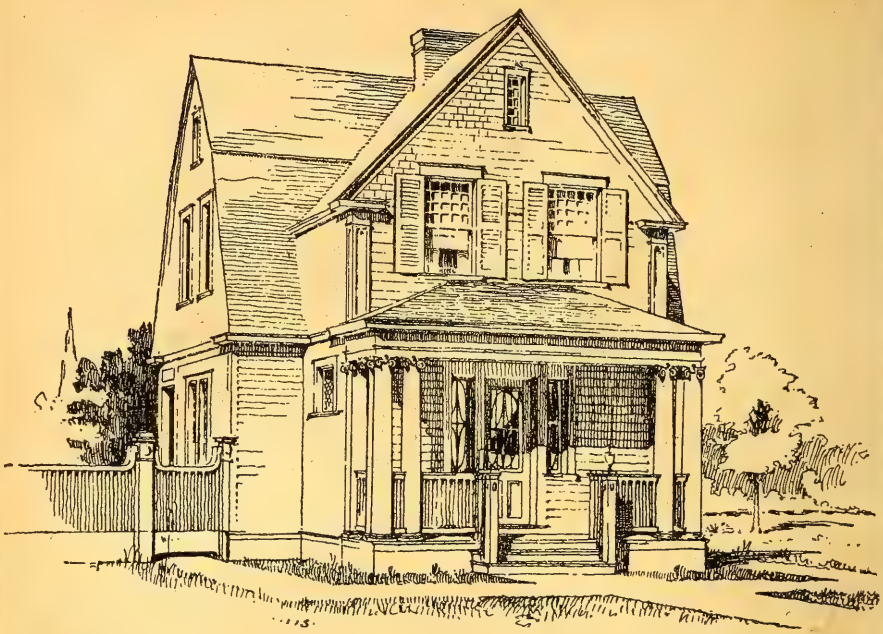


First Floor Plan

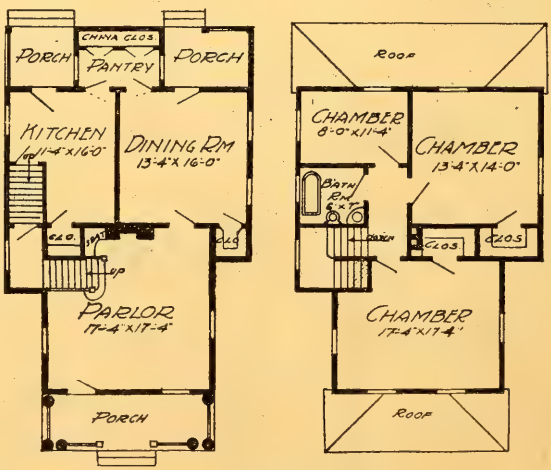


Second Floor Plan

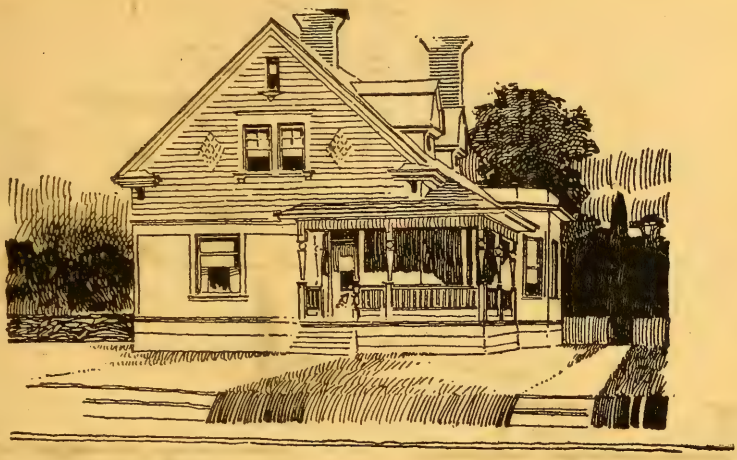
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

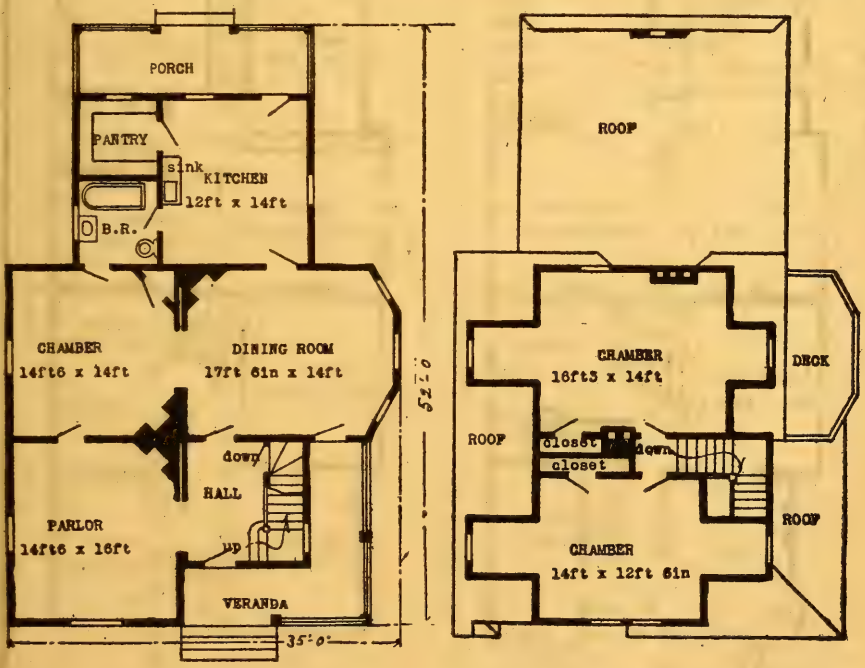


FINCASTLE RESIDENCE.—Design 4001 M; in frame, $792 to $886: plans, $10; story heights, 9 ft. 6 in. and 8 ft. 6 in. cut by roof to 5 ft. 6 in. walls. A neat Colonial design. See page 65.



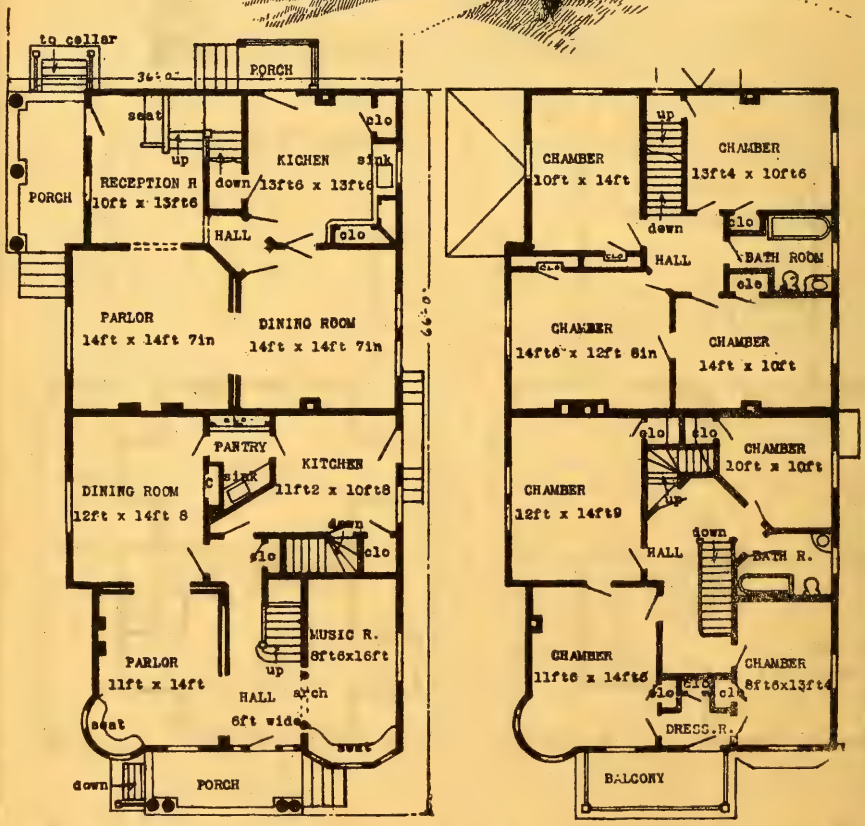
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



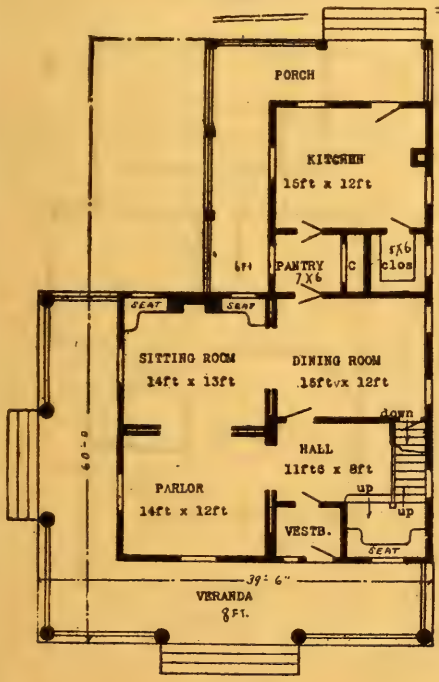


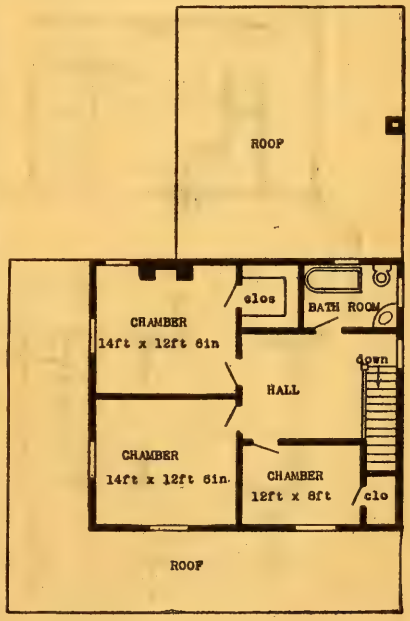
BRUNSWICK RESIDENCE.—Design 1905M; cost $1,092 to $1,180; plans, $10. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

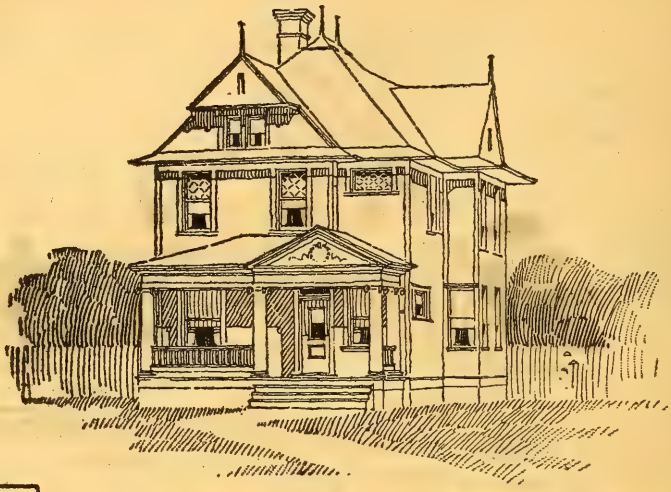


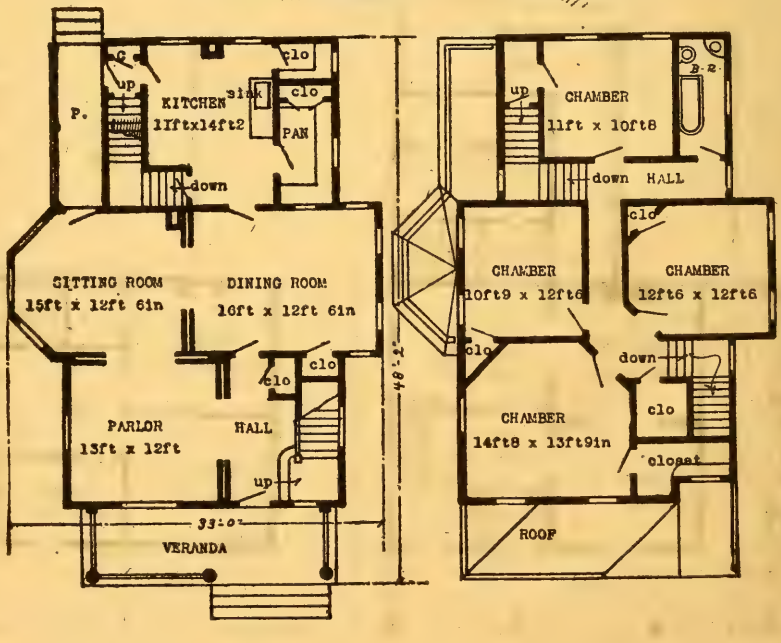
GRAYDON RESIDENCE.—Design 1924M; cost $2,682 to $2,890; plans $25. Double house. See page 65.



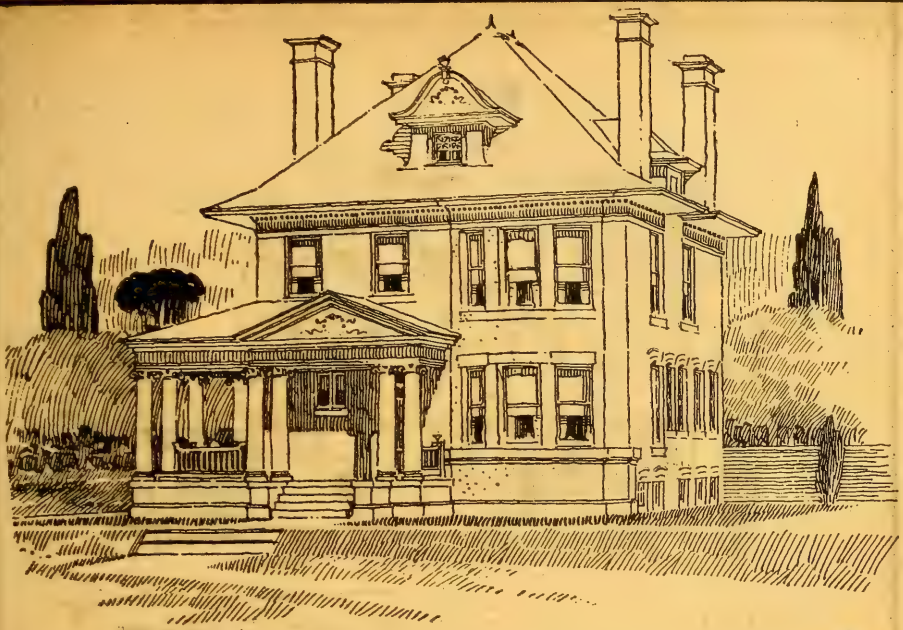


MALTBY RESIDENCE.—Design 1925M; cost in frame, $1,837 to $1,980; plans $15. See page 65.

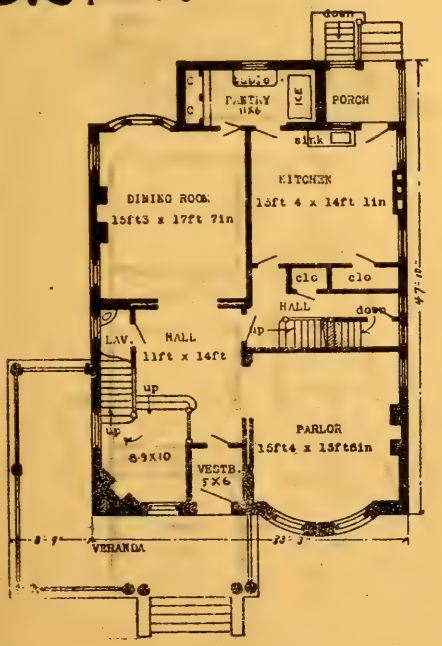


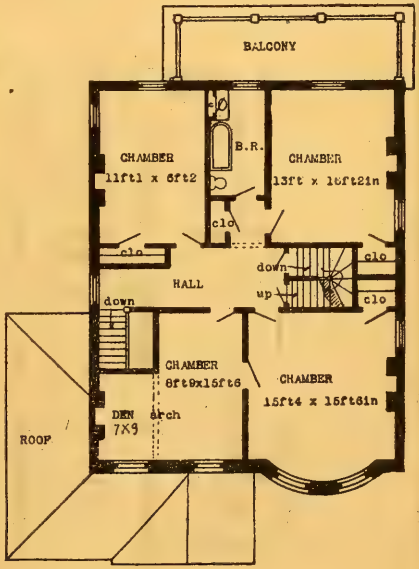


ALPINA RESIDENCE.—Design 1936M; cost in frame, $1,892 to $1,998; plans $15. See page 65.



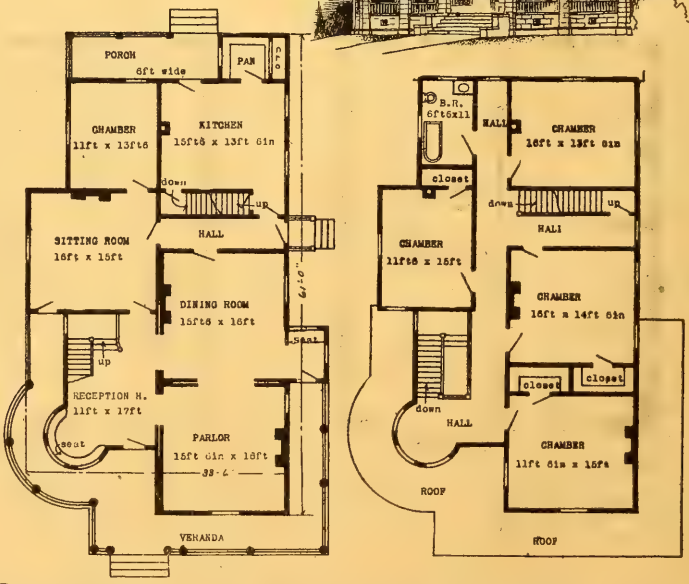
WILMOT RESIDENCE.—Design 1935M; cost in frame, $2,590 to $2,780; plans $25; cost in brick $4,580 to $5,690; plans $65.





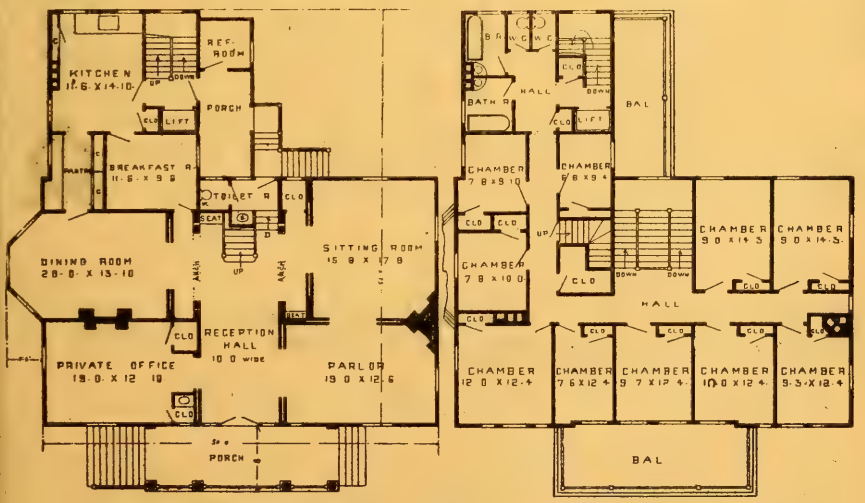
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

SANITARIUM.— Plans similar to Pennington Design p. 295.

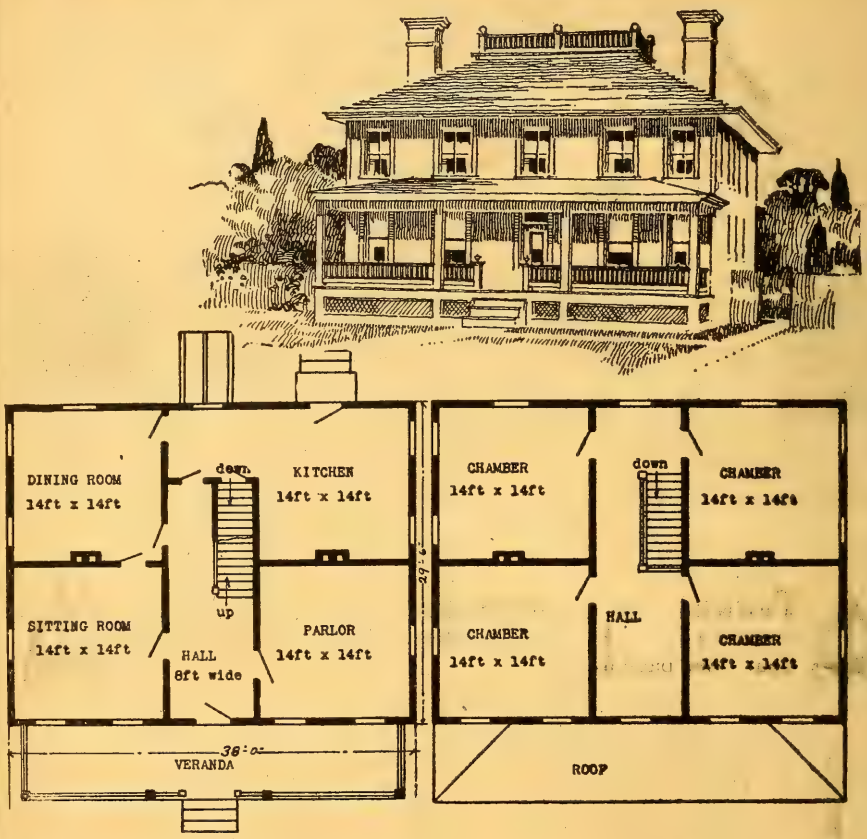


FERRYSBURG COTTAGE.—Design 1934M; cost in frame $1,892 to $1,920; plans $20. See page 65.

PENNINGTON RESIDENCE.—Design 1935-O; cost in frame $3,292 to $3,580; plans $40. See revised design page 294. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

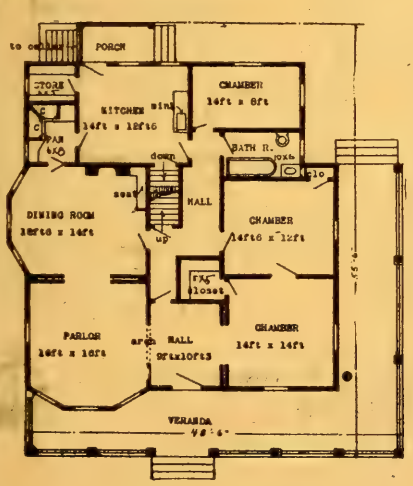


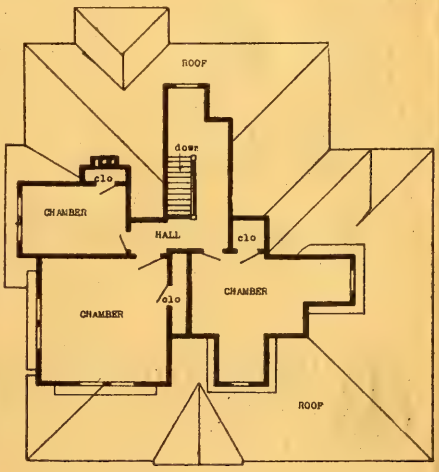
LENNON RESIDENCE.—Design 1935M; cost in frame $1,092 to $1,280; plans $10. See page 65.

Plans for residence drawn by you gave entire satisfaction as to style, convenience and modern appearance. I am well pleased.—W. F. Loyd, Fulton, Mo. (Second unsolicited testimonial.)

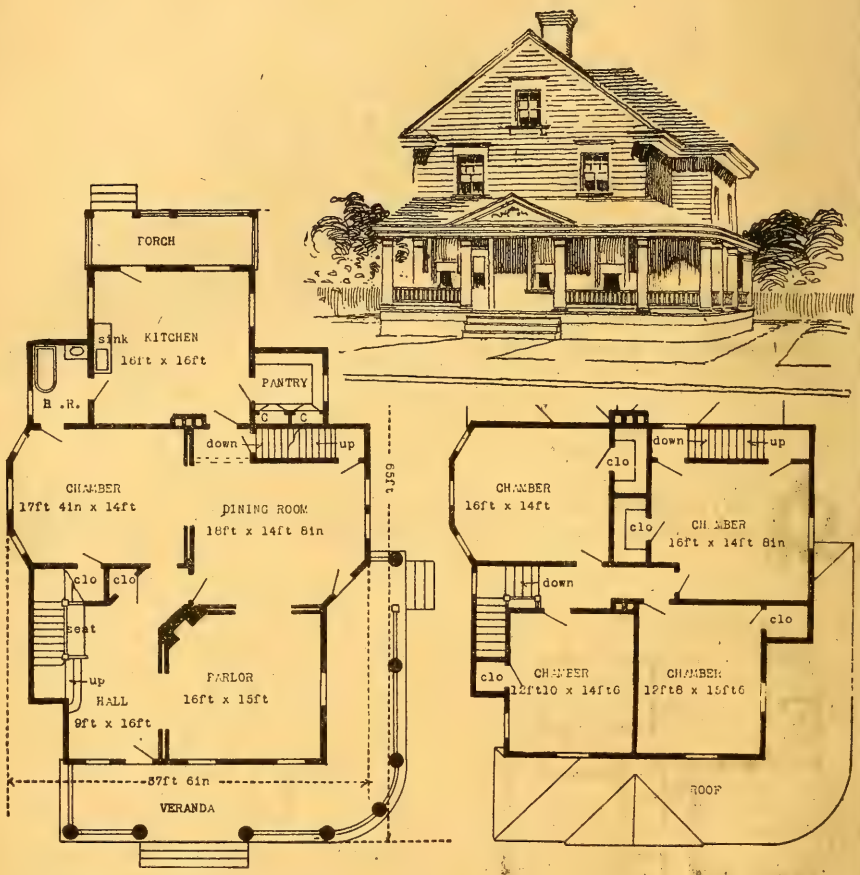
I want to congratulate you on your plans, as they certainly contain many desirable features which commend themselves to the prospective builder.—J. N. P. Colwell, Stapleton, S. I.

CORUNNA COTTAGE.—Design 1932-O; cost in frame, $1,892 to $1,940; plans $15. See page 65.



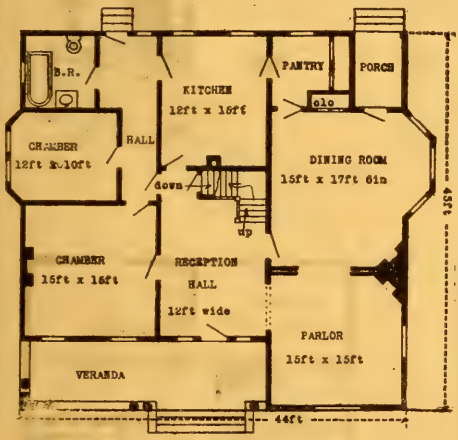


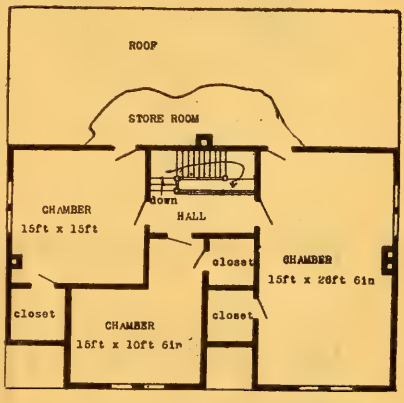
The drawings which you sent were in every way satisfactory.
WILSON & KENNEDY CO., (Lumber), Townson, Md.



OWASSA COTTAGE.—Design 1931M; cost in frame $1,892 to $1,920; plans $15. See page 65.

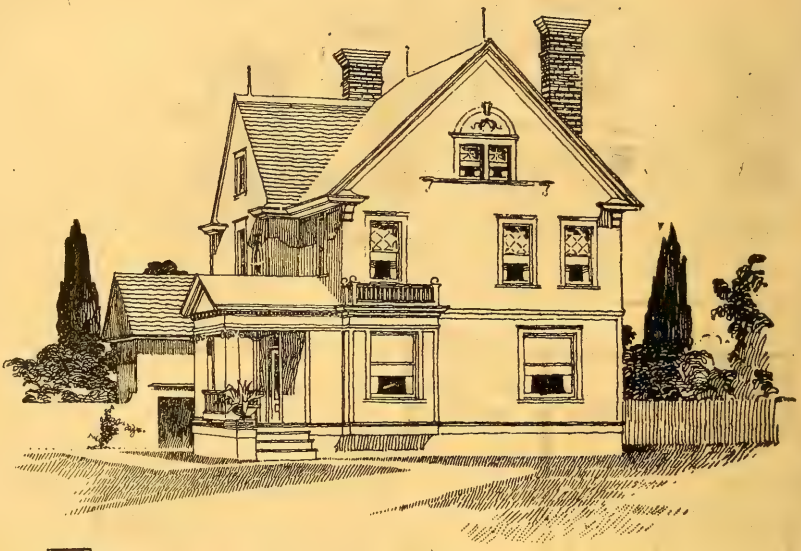
I am more than pleased with my residence just completed. The contract price did not exceed the original estimate, and there has not been a single extra.
L. L. DRESSER, (Bank of Commerce), St. Louis, Mo.

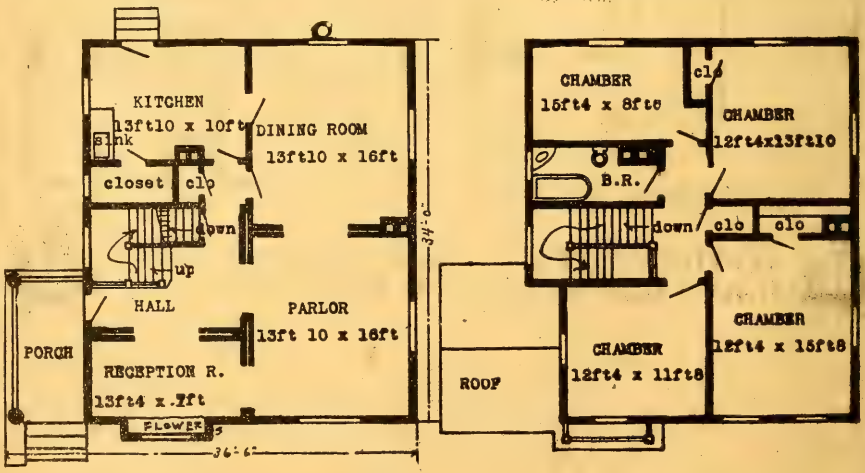




ORRVILLE COTTAGE.—Design 1930M; cost in frame $1,492 to $1,580. plans $10. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

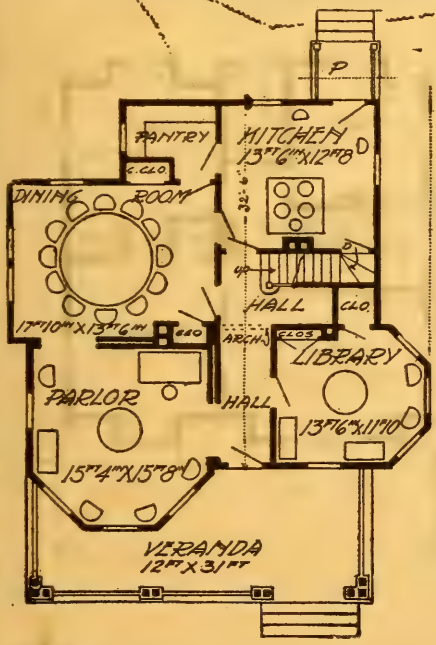


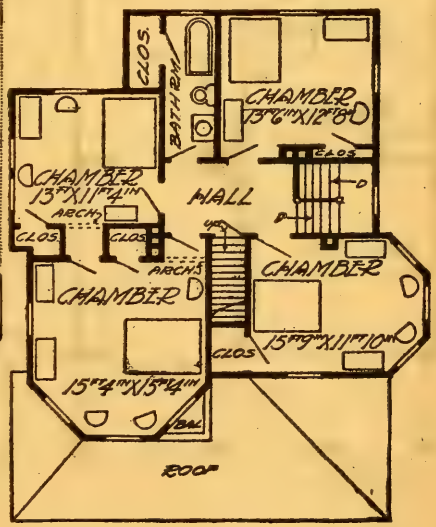


RAMSEY RESIDENCE.—Design 1929M; cost in frame $1,492 to $1,580; plans $10. See page 65.

The plan of my residence prepared by you was satisfactory in all respects. We are much pleased with the design and convenience of arrangement.

T. O. EDWARDS, Branchville, S. C.

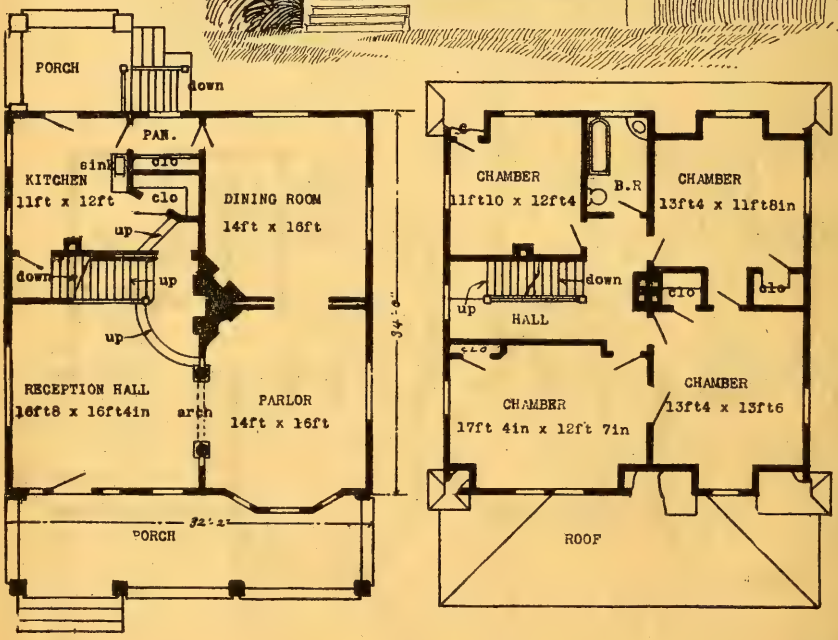




WAKELEE RESIDENCE.—Design 1928M; cost in frame $2,180 to $2,290; plans $25. See page 65.

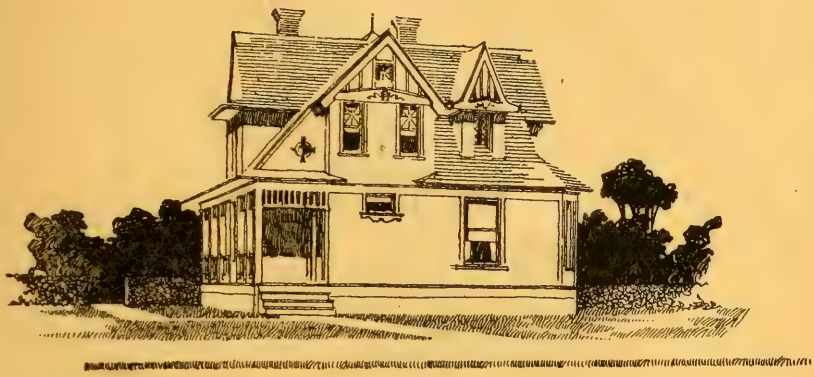
Enclosed please find photo of church, the first one I took of the building. As far as your work is concerned I am well pleased.

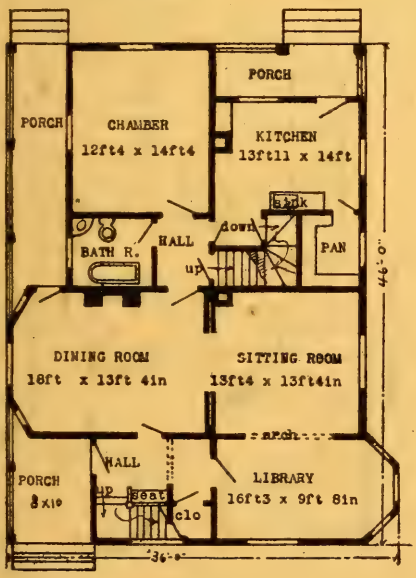
REV. FR. TH. A. WOLTERS, Annawan, Ill.

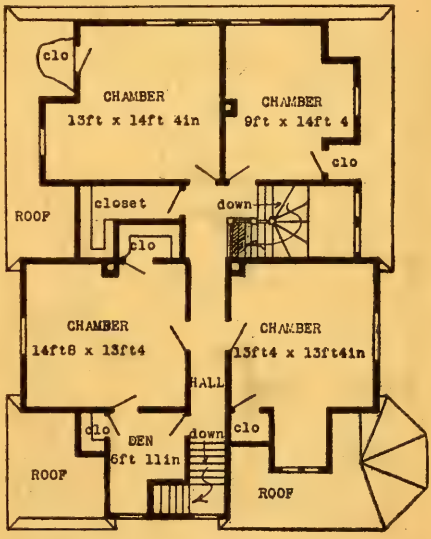


ELSDON RESIDENCE.—Design 1927-O; cost in frame $1,492 to $1,590; plans $10. See page 65.

The plans bought of you were eminently satisfactory in every particular.
R. Y. THOMAS, Jr., Central City, Ky.



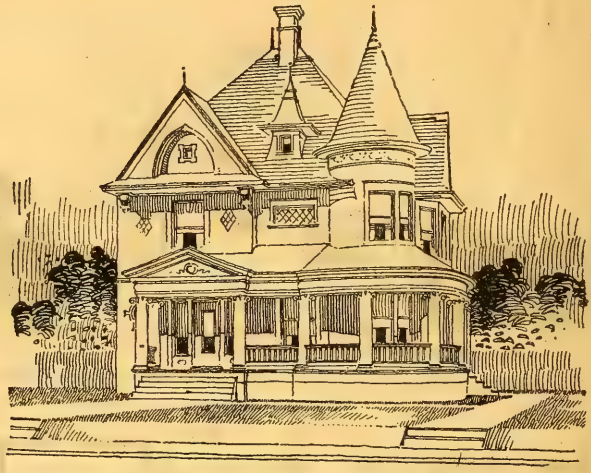


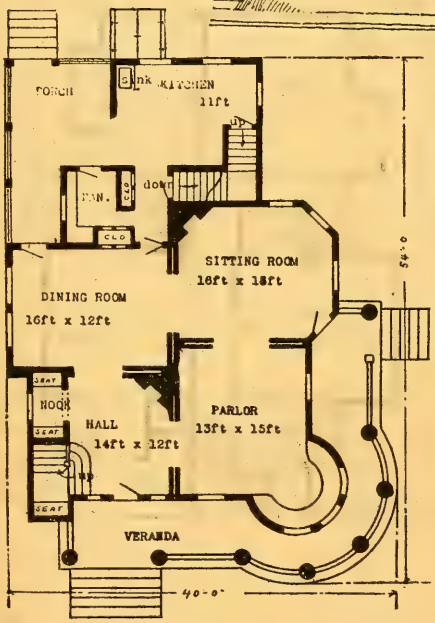


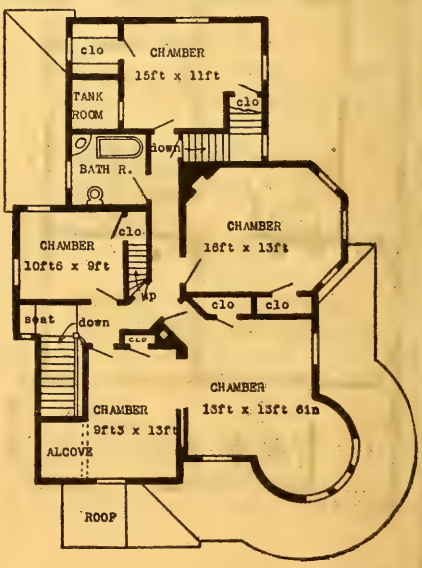
ARMADA RESIDENCE.—Design 1906-O; cost in frame $1,892 to $1,920; plans $15. See page 65.

We like our house very much and would not alter it in any detail.
MRS. GEO. G. BAILEY, Ipswich, Mass.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

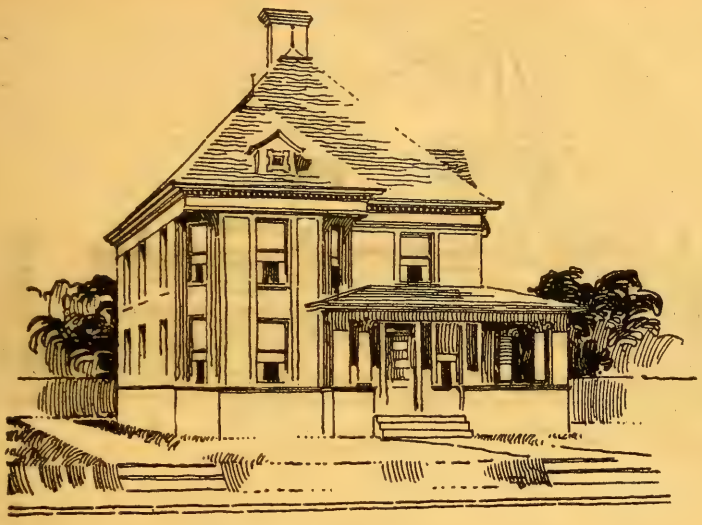


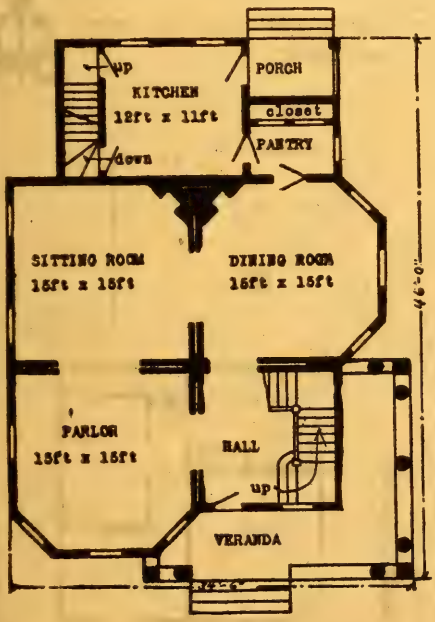


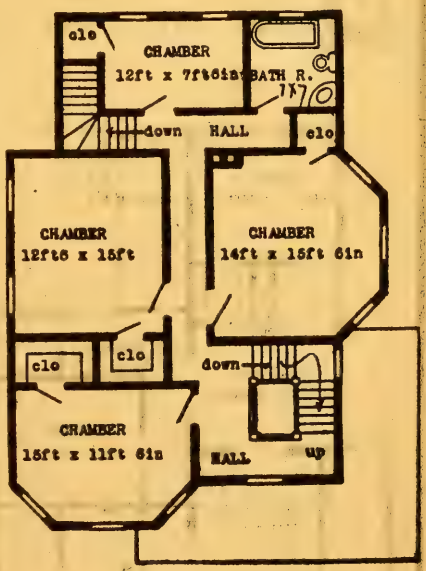


YALMER RESIDENCE.—Design 1925M; cost in frame $2,280 to $2,340; plans $15. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

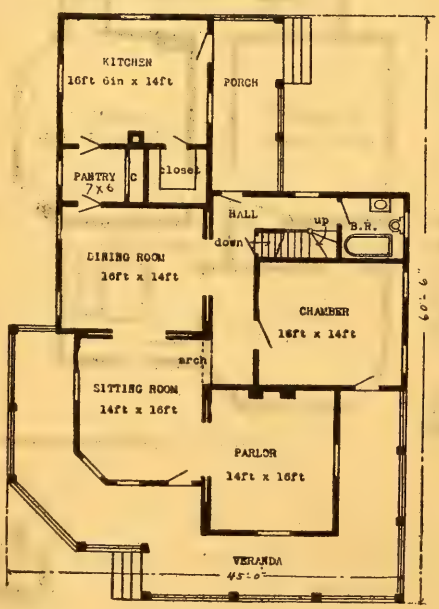


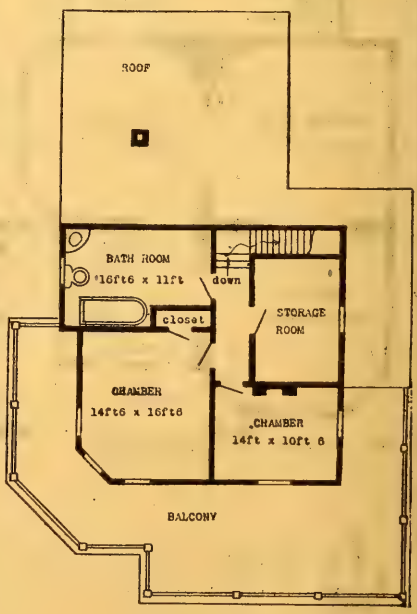




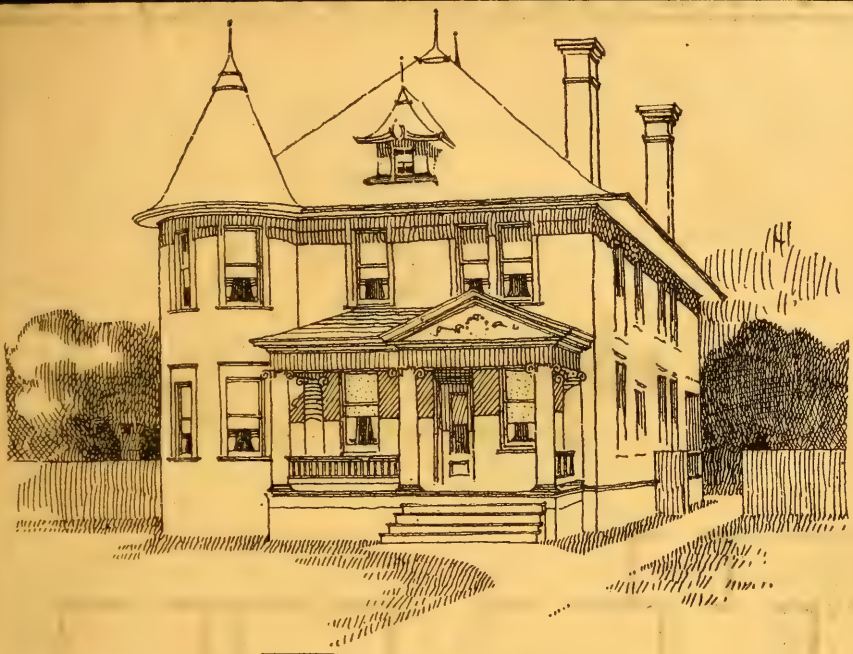
DORSEY RESIDENCE.—Design 1924M; cost in frame, $1,692 to $1,892; plans $10. See page 65.

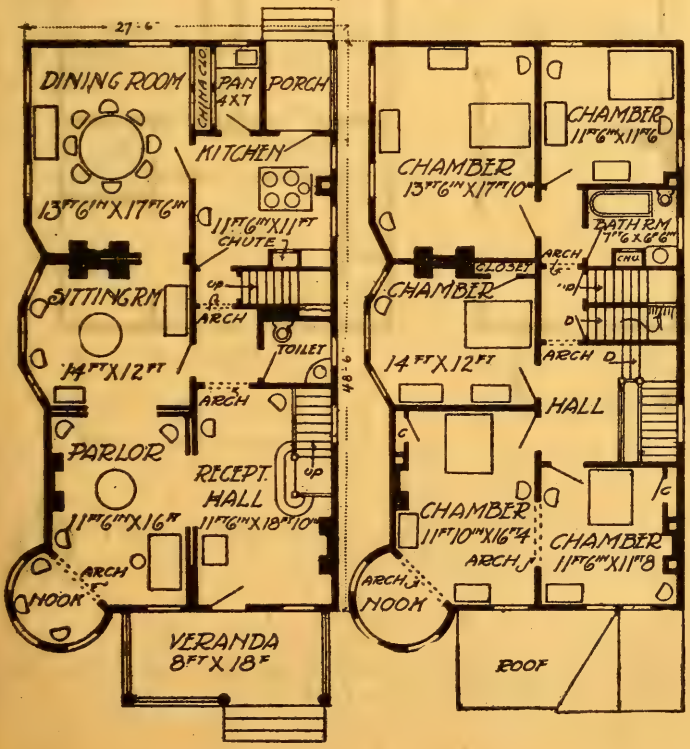
CERESCO RESIDENCE.—Design 1923M; cost in frame $2,022 to $2,180; plans $15. See page 65.





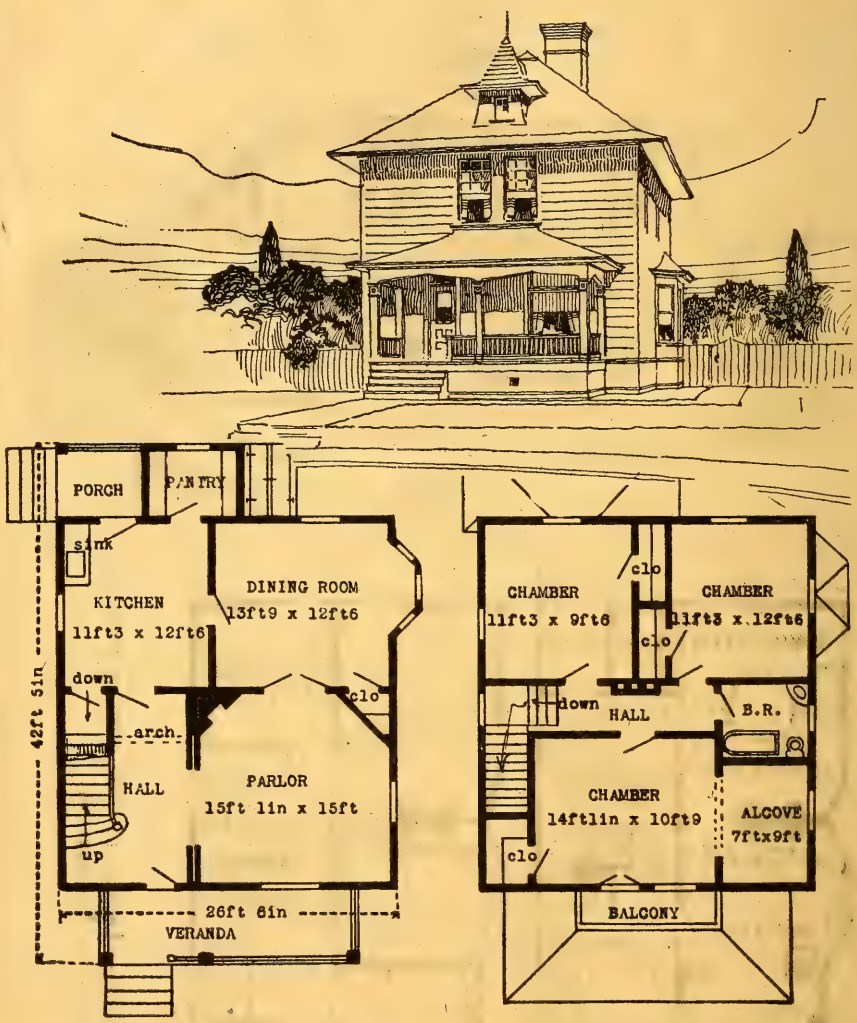
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.





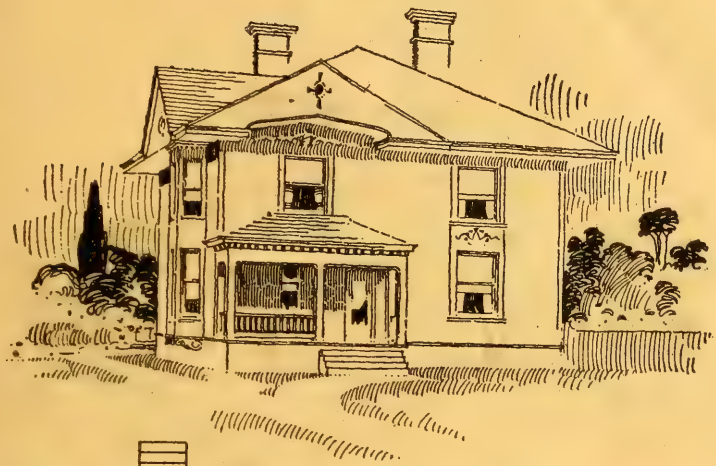
EDMORE RESIDENCE.—Design 1922M; cost in frame $2,180 to $2,240; plans $15. See page 65.

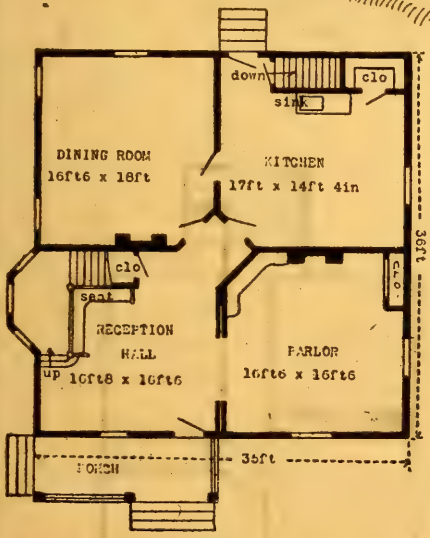
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

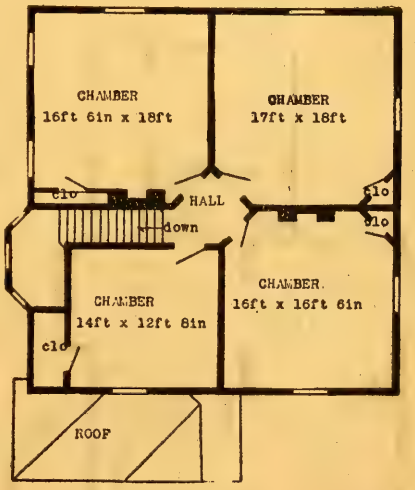


KALIVA RESIDENCE.—Design 1920M; cost in frame $1,092 to $1,180 plans $10. See page 65.

Plans came to hand. We are entirely satisfied, and wish to extend our hearty thanks.—FRANK CANTLON, Everett, Wash.



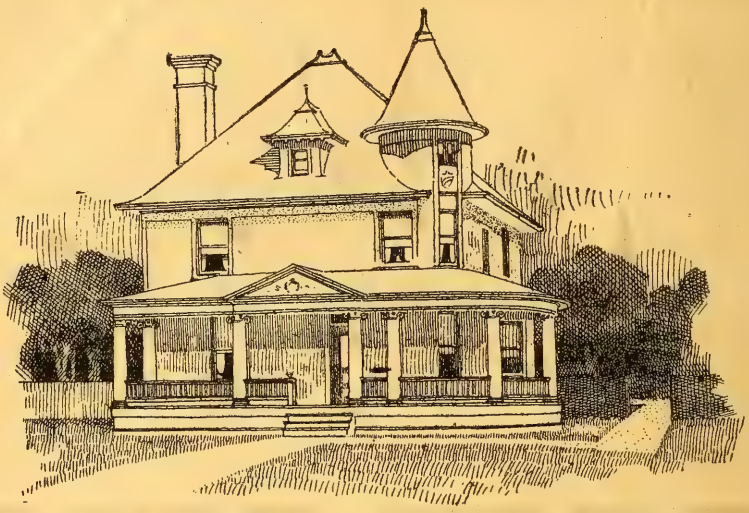


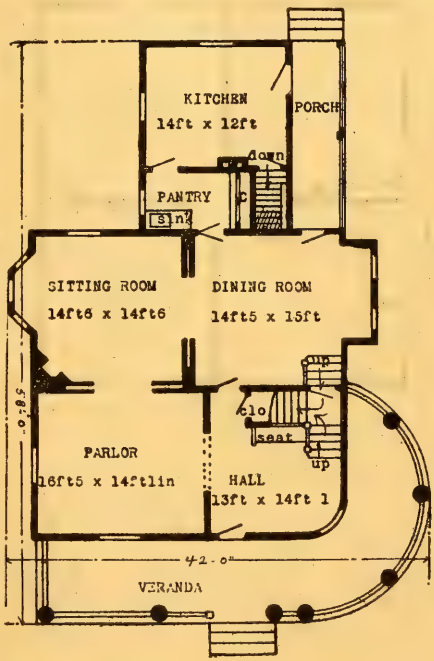


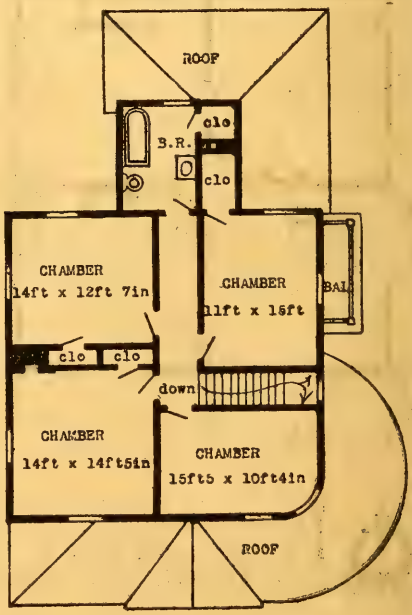
JENNVILLE RESIDENCE.—Design 1919.O; cost in frame $1,192 to $1,285, plans $10. We have this without front gable; with neat dormer window in front. See page 65.

We are now contemplating building again at no distant date and when we do will build a two-story house, and at that time I shall write you, as I think "Chivers" is there with the goods when it comes to artistic and practical homes. Mrs. McC. thinks likewise.

GEORGE T. McCANDLESS, Ponca Gity, Okla.

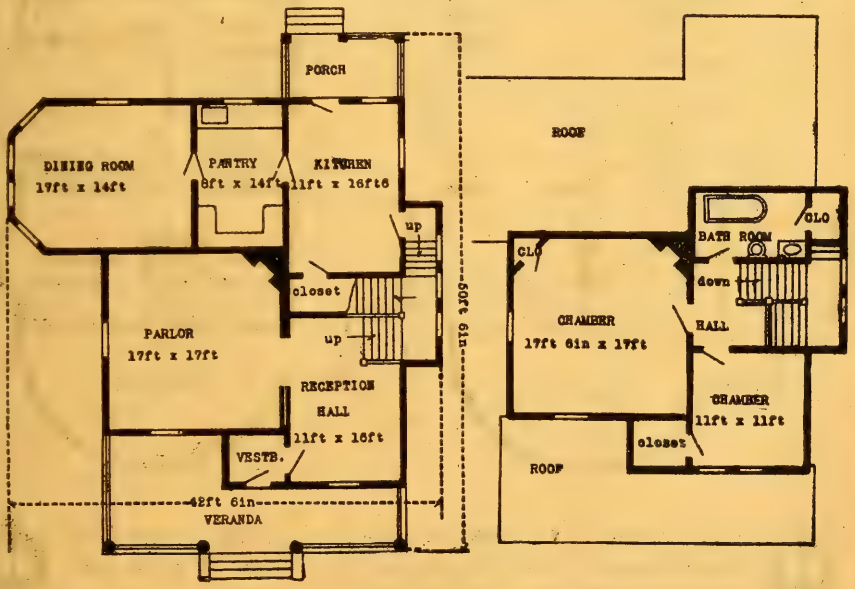






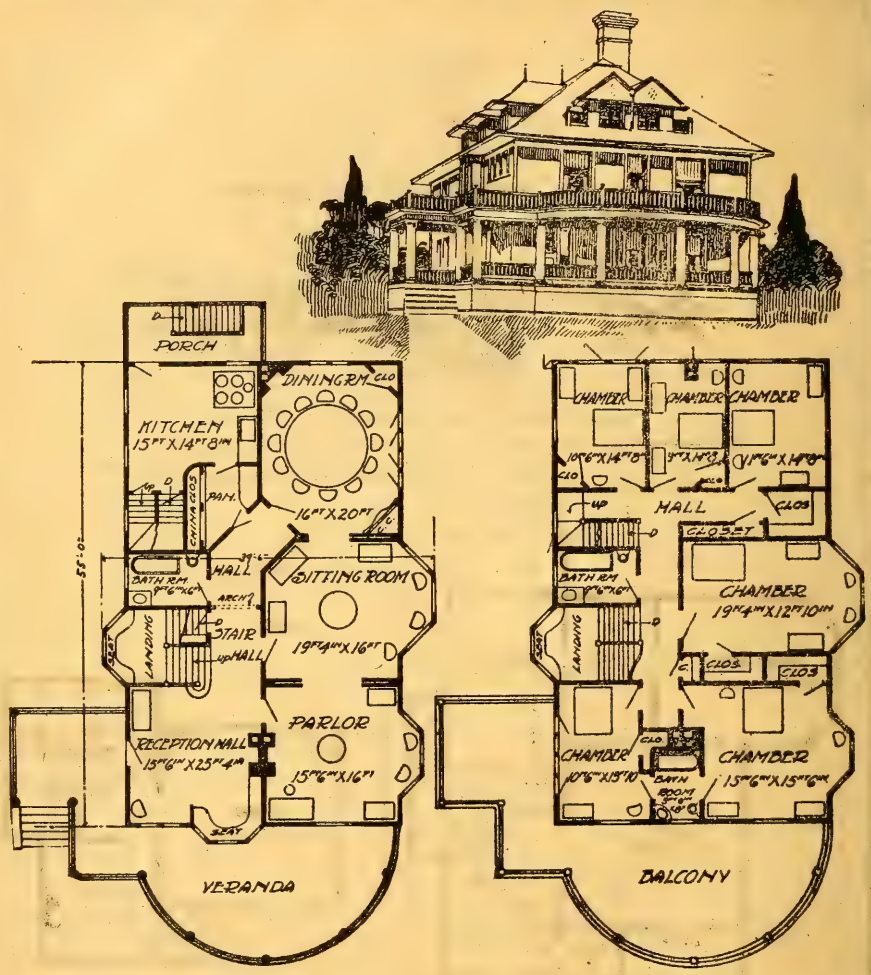
CUSTONIA RESIDENCE.—Design 1918M; cost in frame, $1,782 to $1,784; plans $15. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



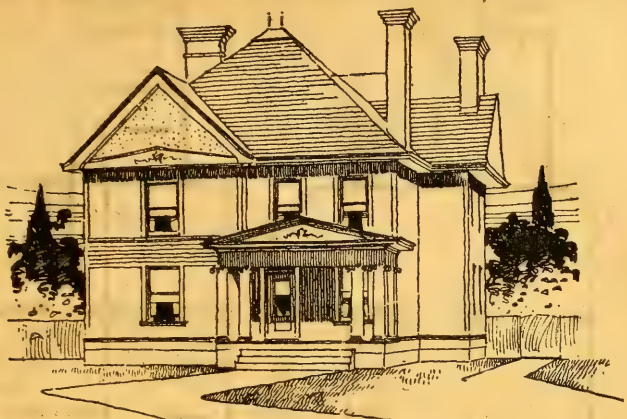
COLOMA RESIDENCE.—Design 1917M; cost in frame $1,492 to $1,580; plans $10. See page 65.

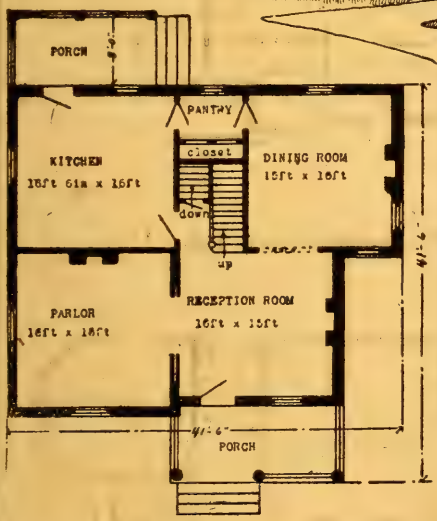
We are more than pleased with the plans prepared by you.
JOHN P. KEISER, Osceola, Ark.

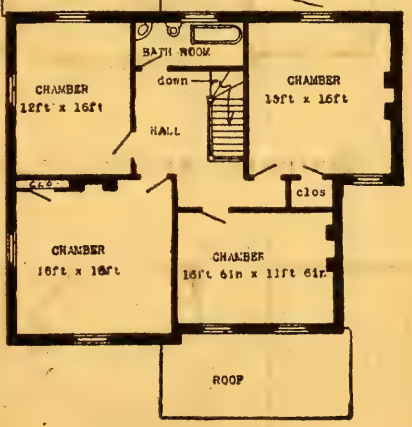


MERSHON RESIDENCE.—Design 1916-O; cost in frame, $2,489 to $2,680; plans, $25. See Boston and Manston residences. See page 65.

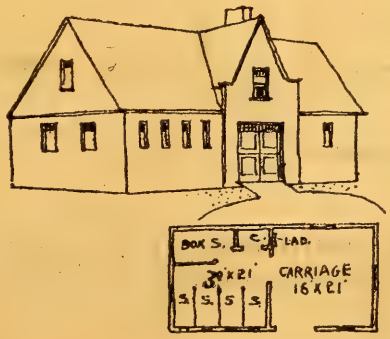
Our new house is completed and is said by all who have seen it, to be one of the finest in this country We painted according to your suggestions and like it very much.—S. A. OKESON, Fairview, Kansas.

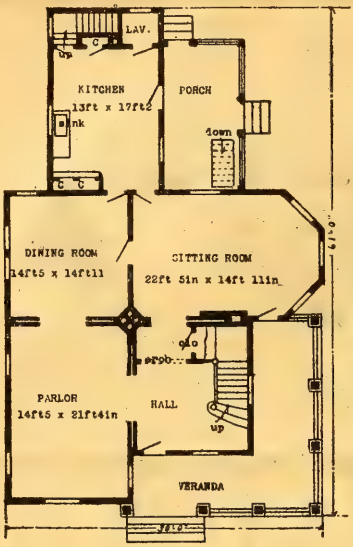


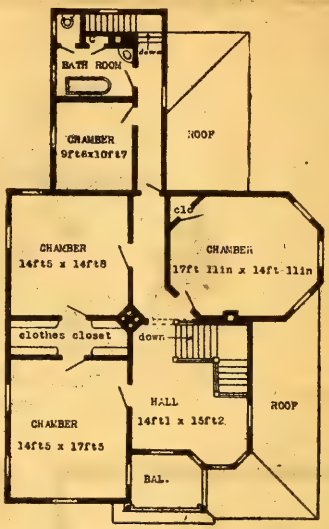




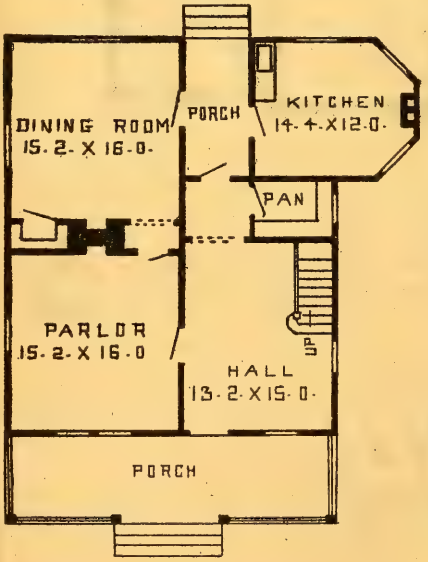
EDMORE RESIDENCE.—Design 1915M; cost in frame, $1,892 to $1,920; plans $20. Cost in brick, $2,280 to $2,390; plans, $25.

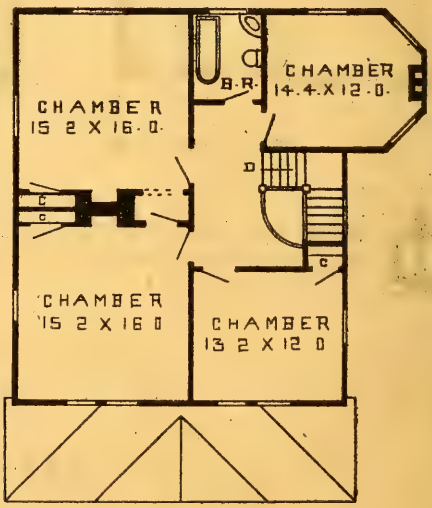






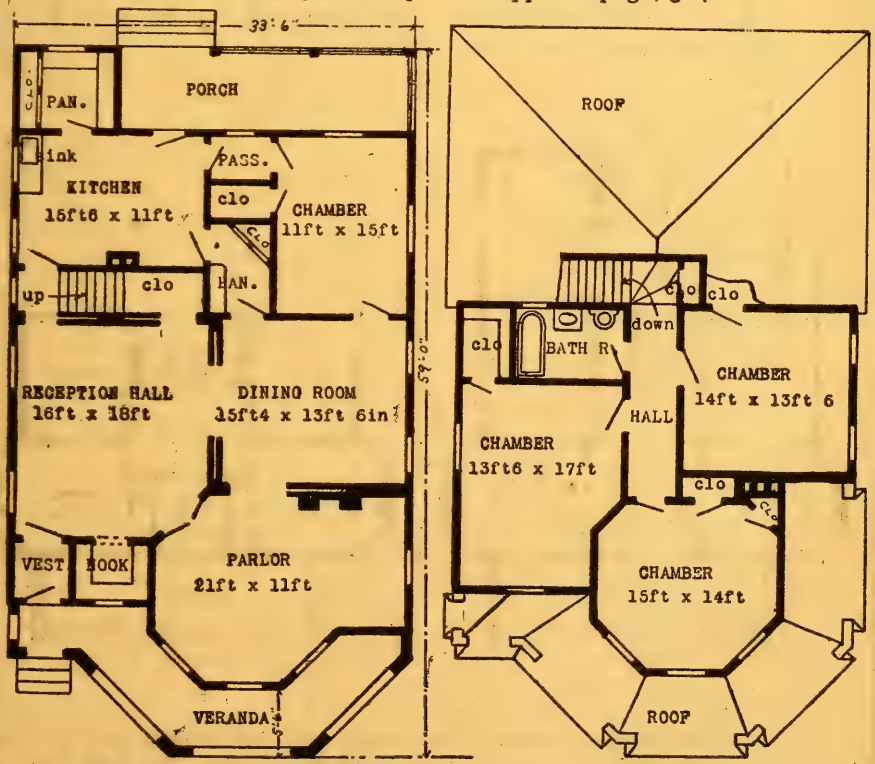
SCOTDALE RESIDENCE.—See opposite page, 315.





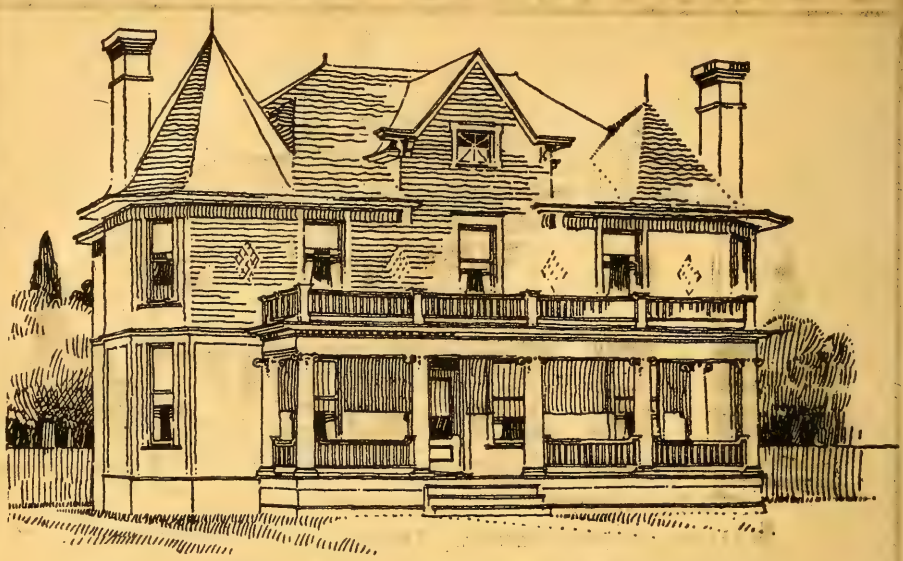
THESTONIA RESIDENCE.—Design 1914-O; cost in frame, $1,492 to $1,580; plans, $10. See page 65.

SCOTDALE RESIDENCE.—Design 1912M; cost in frame, $1,822 to $1,940; plans, $15. See opposite page, 314.

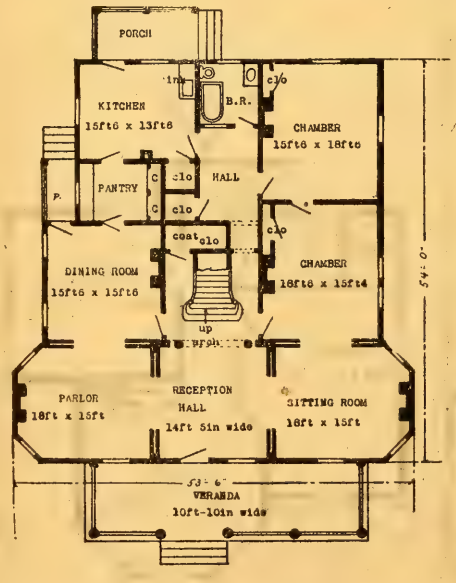


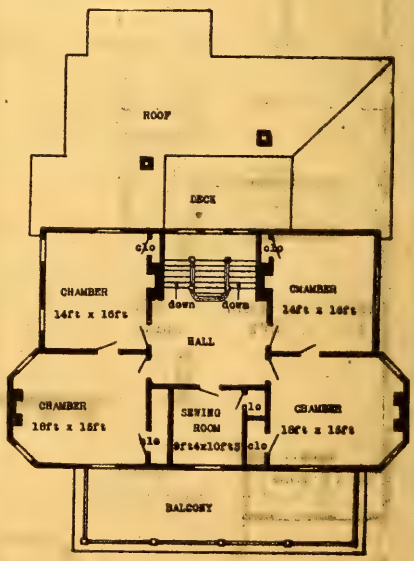
CHESTONIA RESIDENCE.—Design 1912M; cost in frame $1,892 to $1,920; plans $15. See page 603 for exterior.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

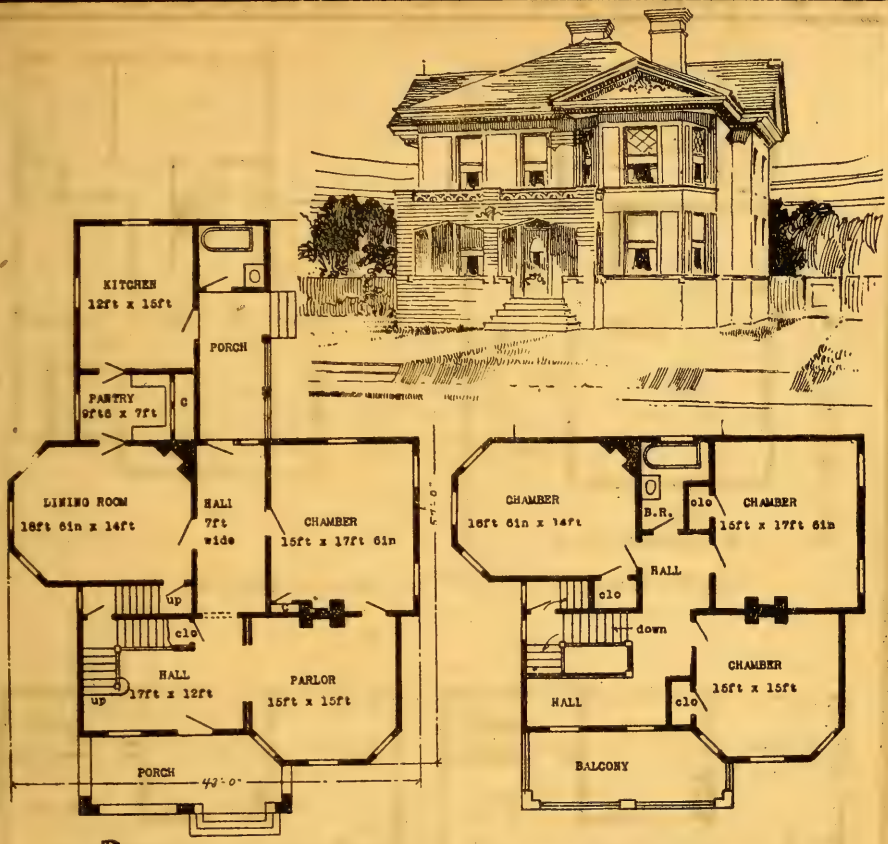


ROYALTON RESIDENCE.—Design 1911M; cost in frame $2,390 to $2,492; plans $20. See page 65.

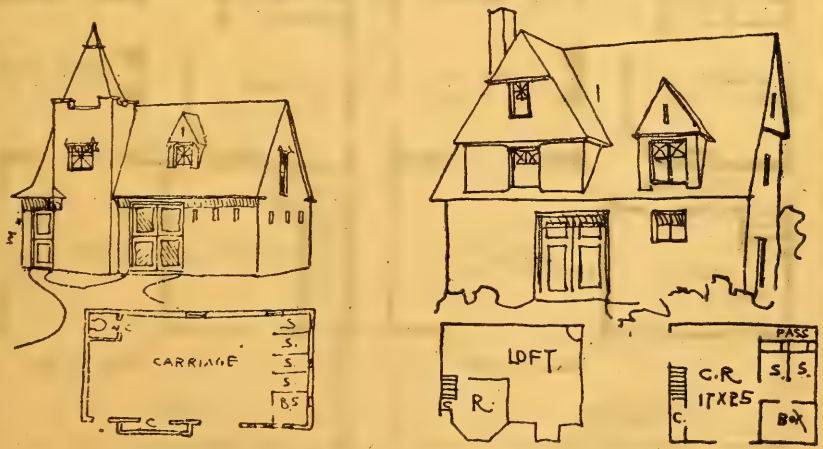


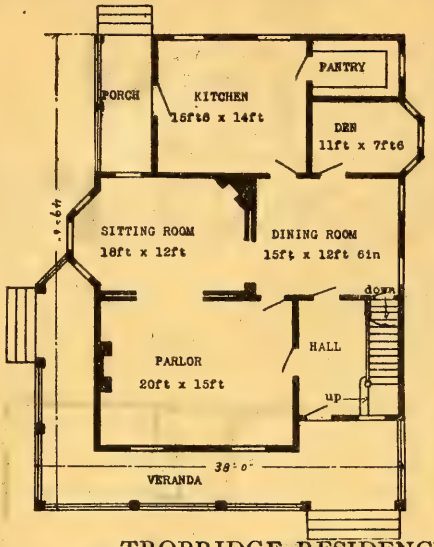


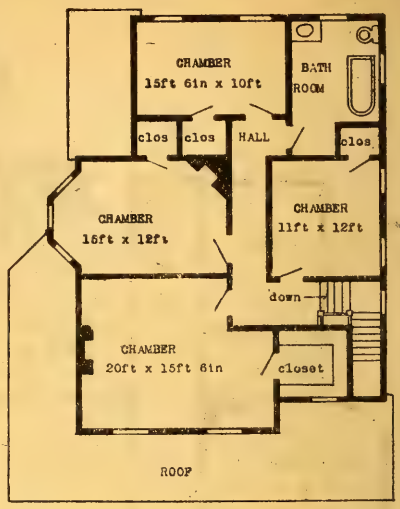
My residence at Maywood has been erected and I am pleased with it. The plans worked out well. GUSTAVUS M. FITZER, New York City.



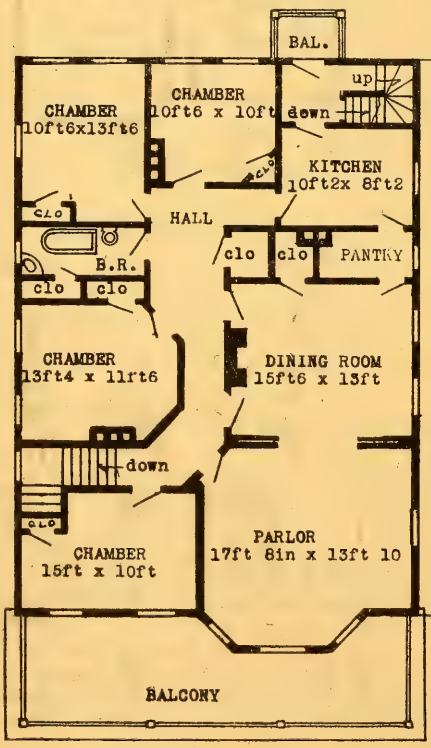
BOYALTON RESIDENCE.—Design 1910M; cost in frame $1,892 to $1,940; plans $15. See page 65.

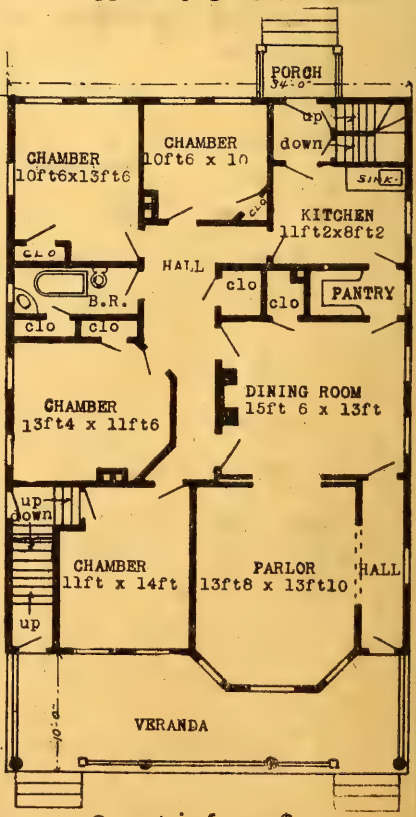






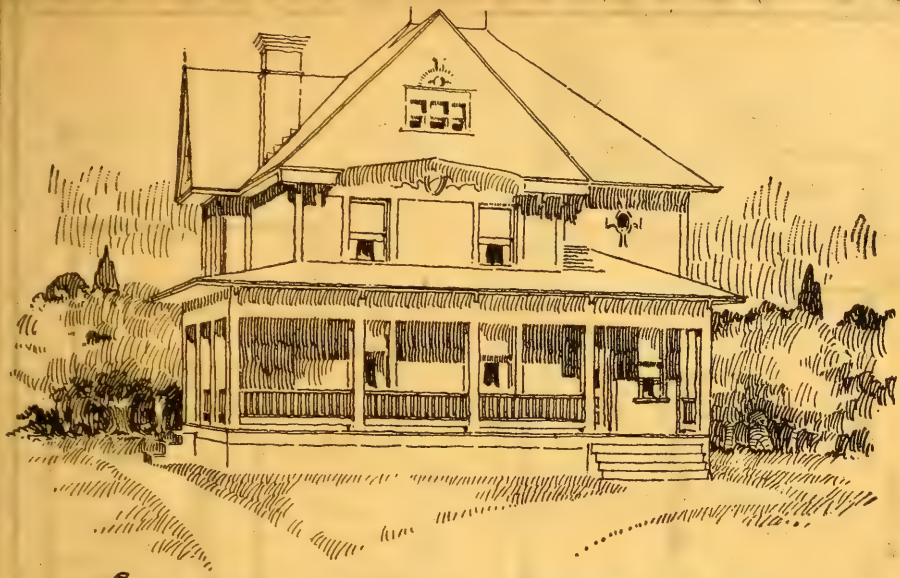
TROBRIDGE RESIDENCE.—See opposite page, 319.



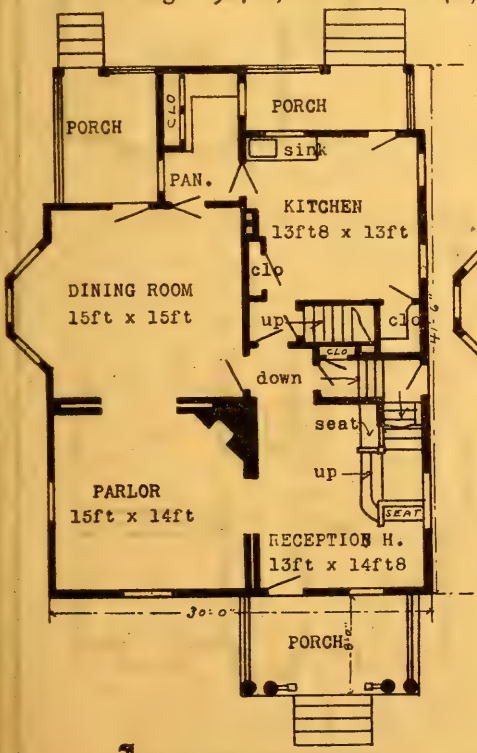


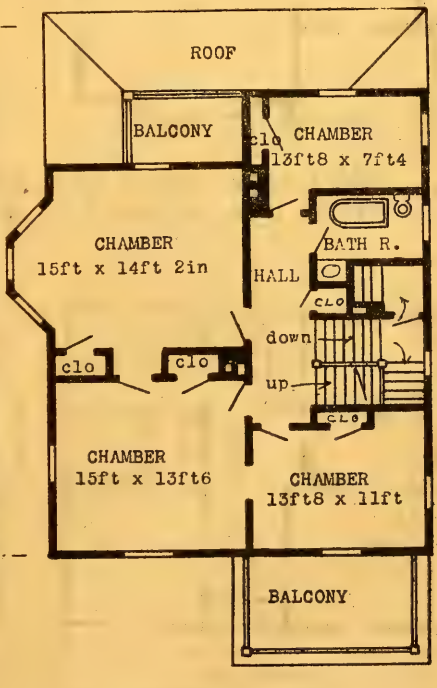
DELNY RESIDENCE.—Design 1909-O; cost in frame $2,-290 to $2,385; plans $15. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

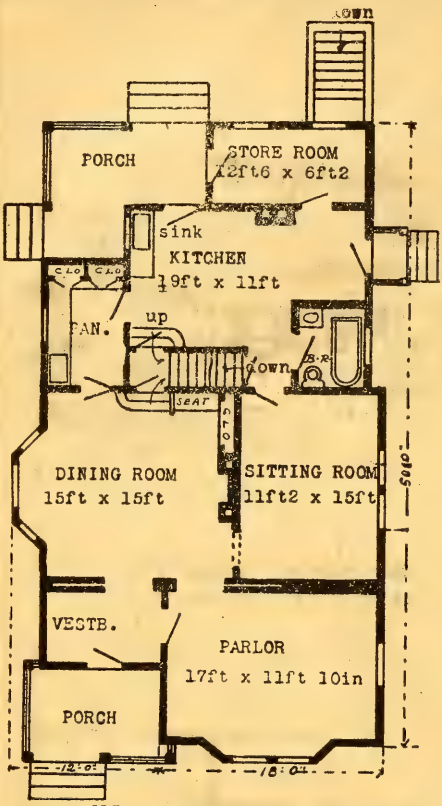


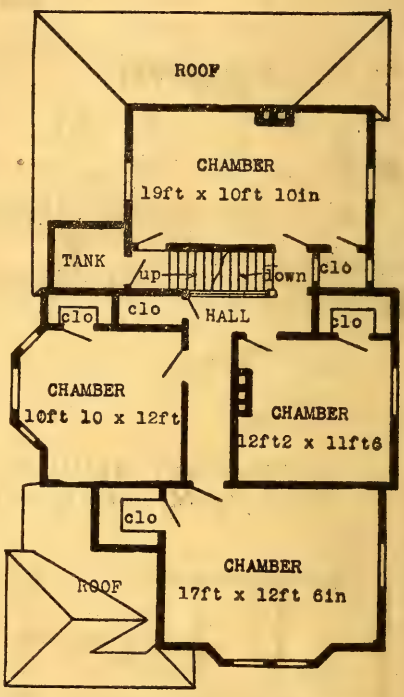
CROBRIDGE RESIDENCE.—See opposite page, 318.
Design 1907M; cost in frame $1,892 to $1.920; plans $15.



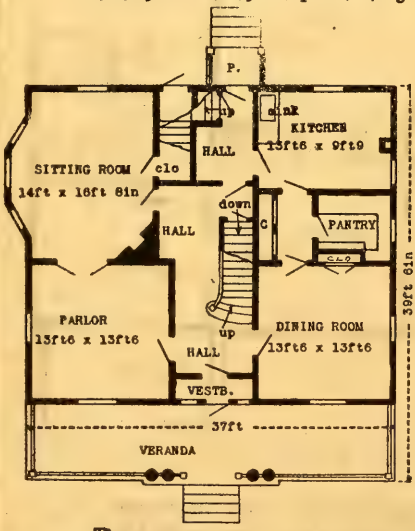


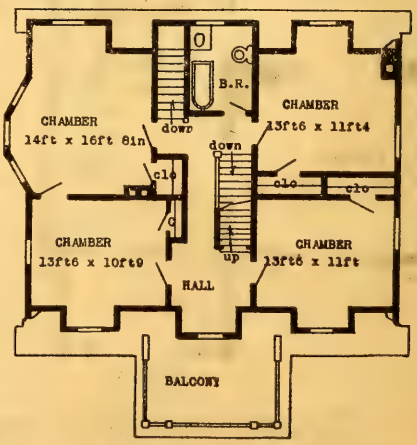
JENISON RESIDENCE.—Design 1908-O; cost in frame $1,892 to $1.920; plans $15. See page 523. See page 65.





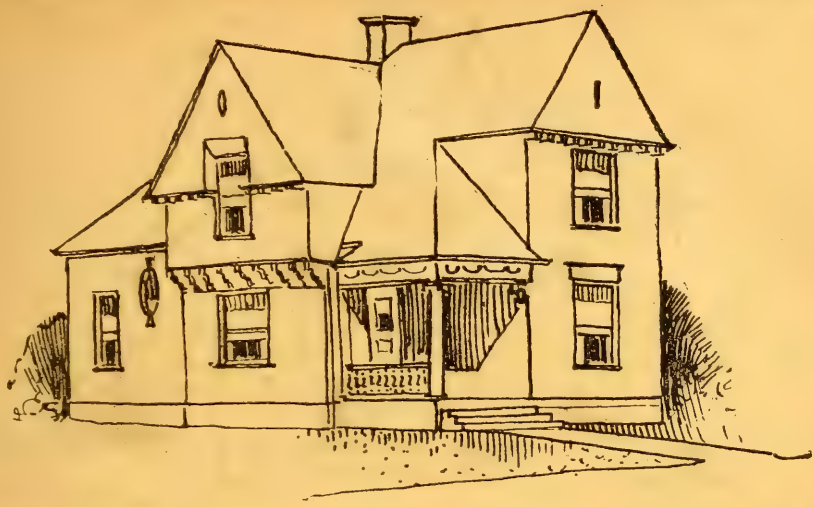
WOOSTER RESIDENCE.—Design 1906M; cost in frame $1,892 to $1,920; plans $15. See page 65.



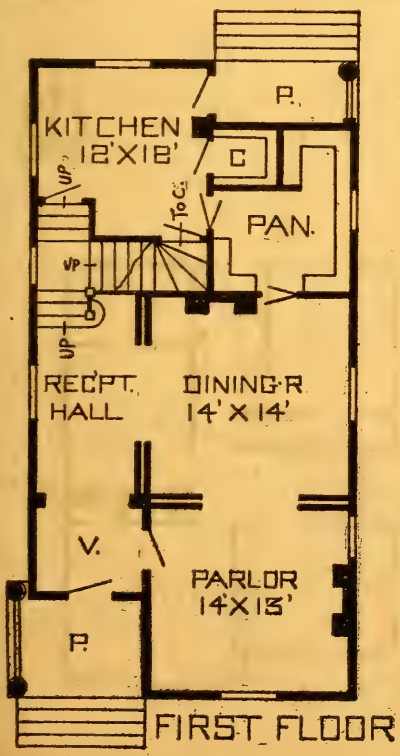


BARABOO No. 10.—In frame $1,192 to $1,289; plans $10.

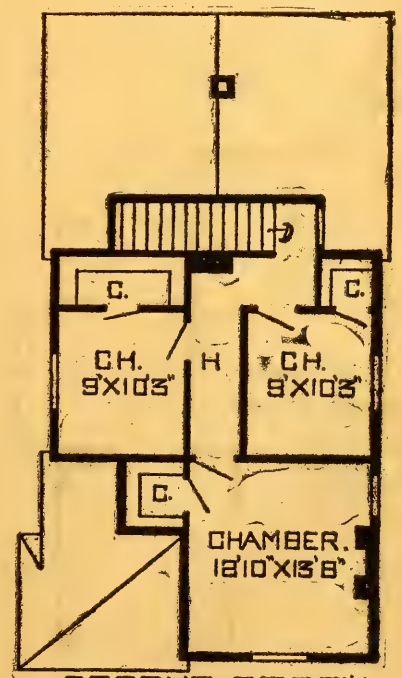
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



WHITE RIVER COTTAGE.—Design 884M; in frame, $1,199 to $1,298; plans, $15; width, 23 ft. 10 in. by 46 ft. Story heights, 9 ft. See page 65.

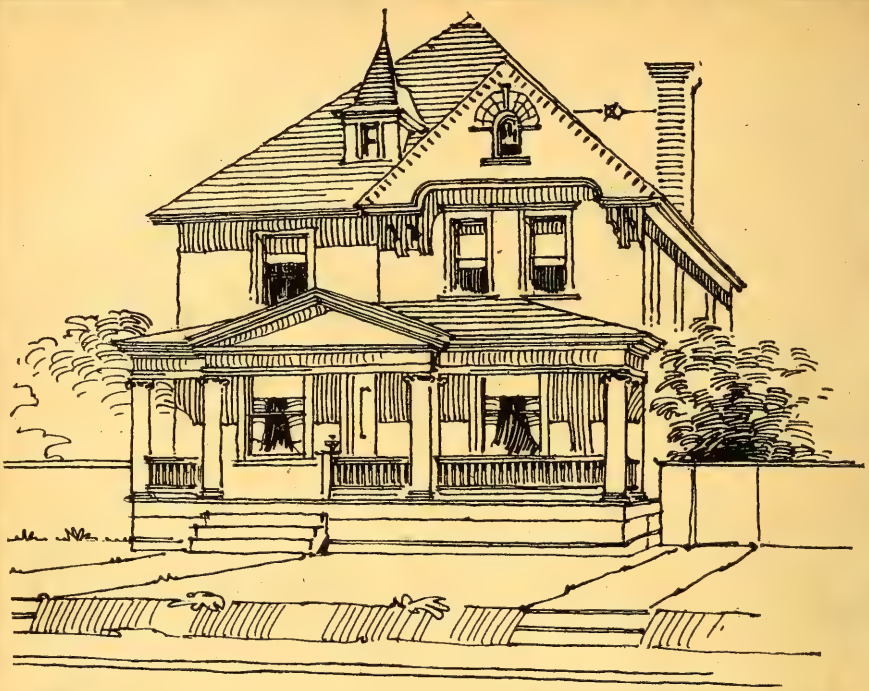


FIRST FLOOR

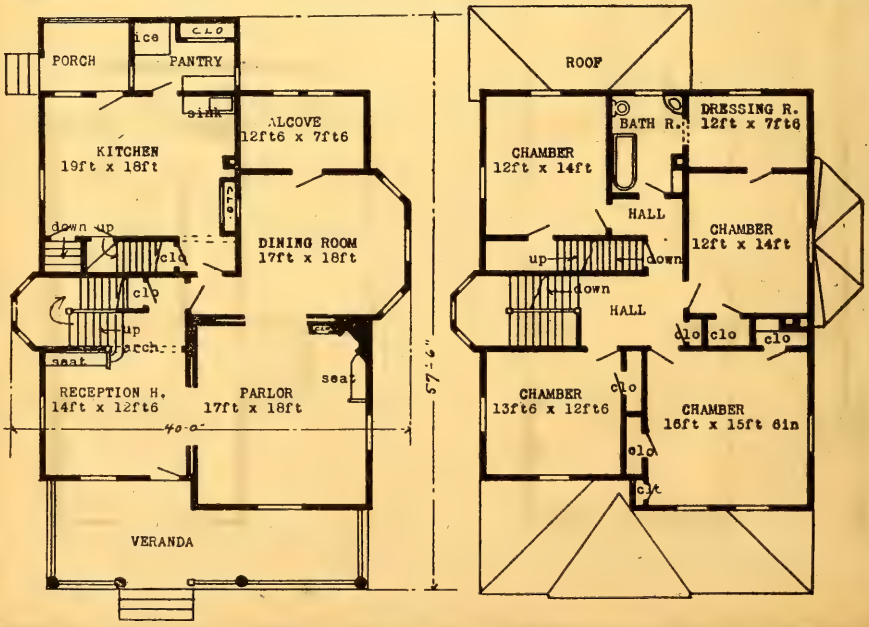


SECOND STORY

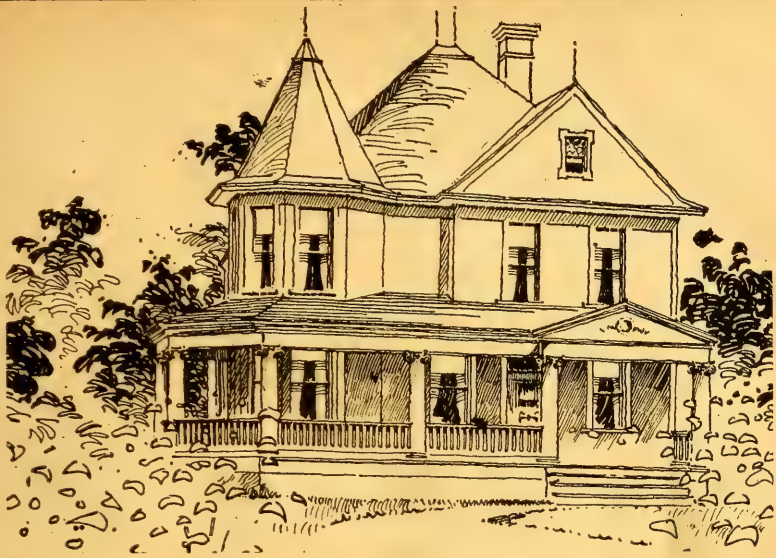
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



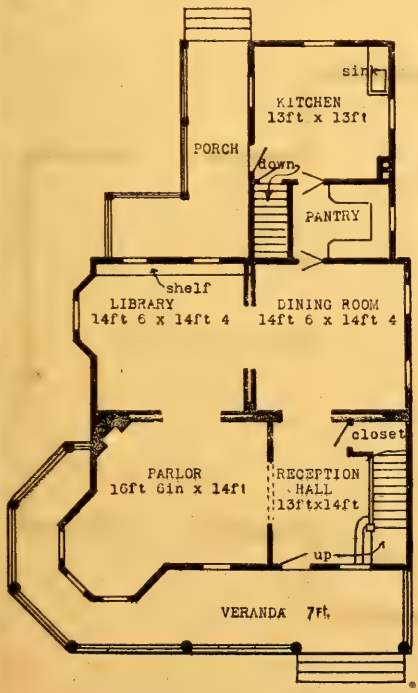
TESAGE RESIDENCE.—Design 2242M; cost in frame, $2,299 to $2,385; plans, $20. See page 65.

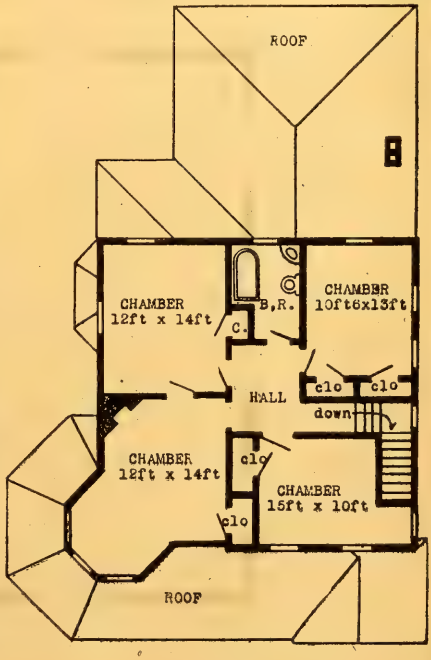


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

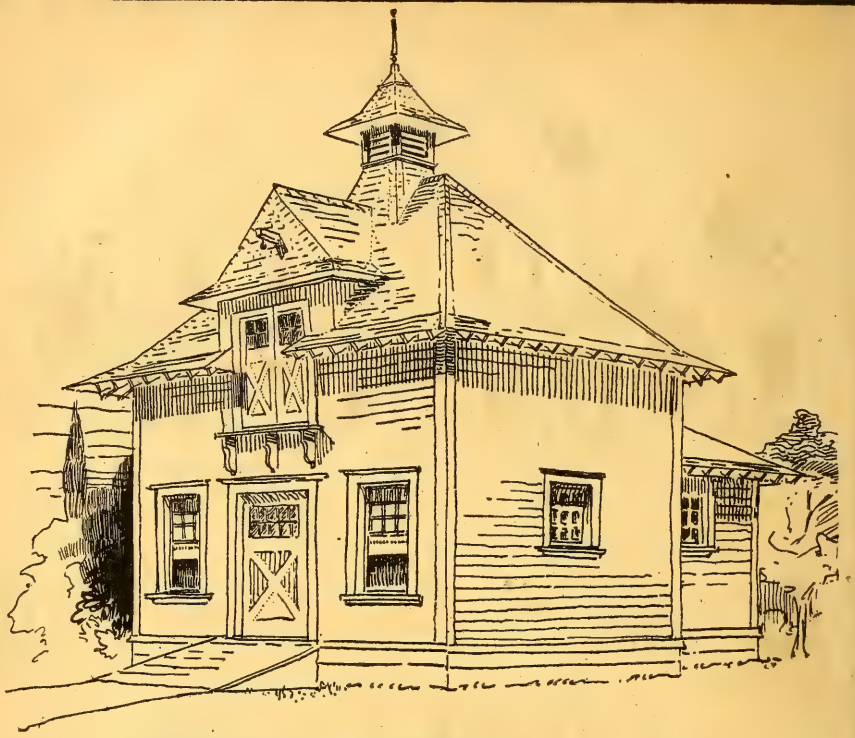


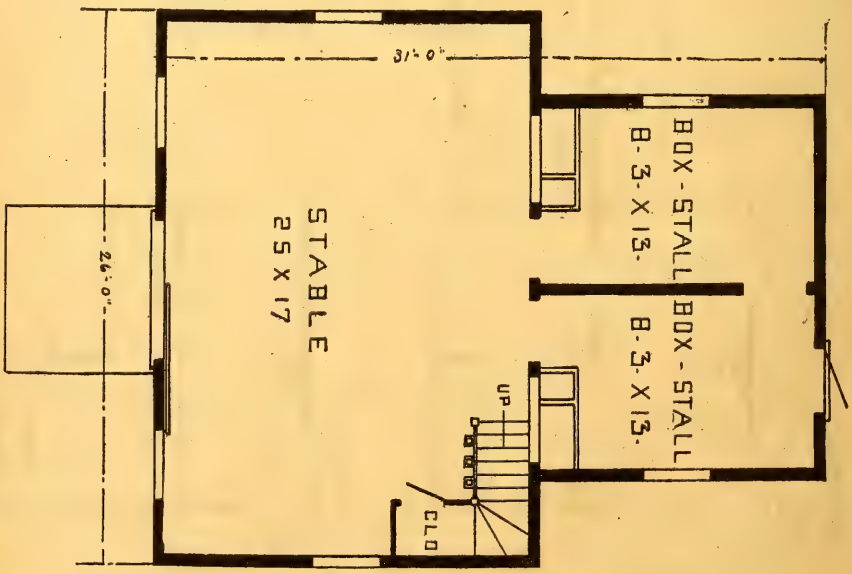
ENON RESIDENCE.—Design 2242-O; cost in frame, $2,140 to $2,292; plans, $20. See page 65.





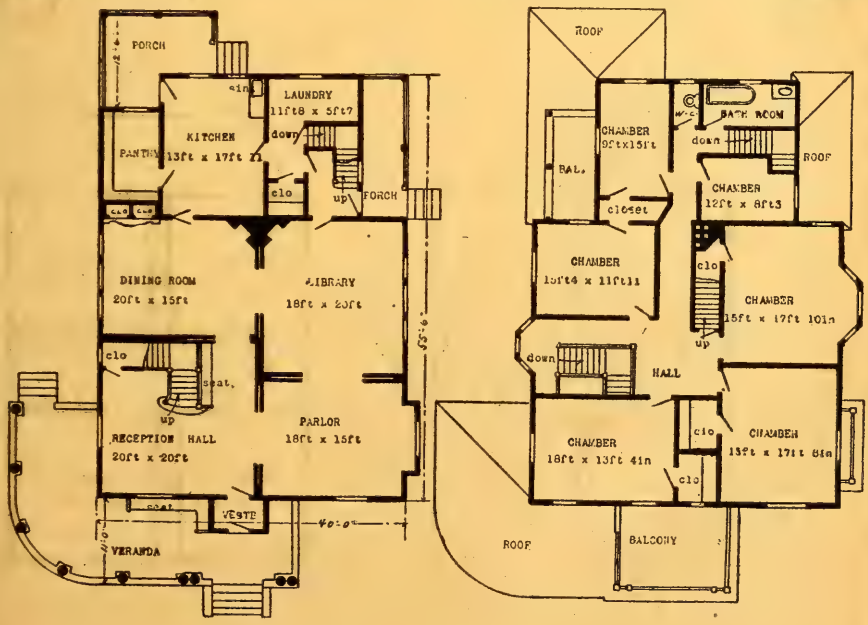
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



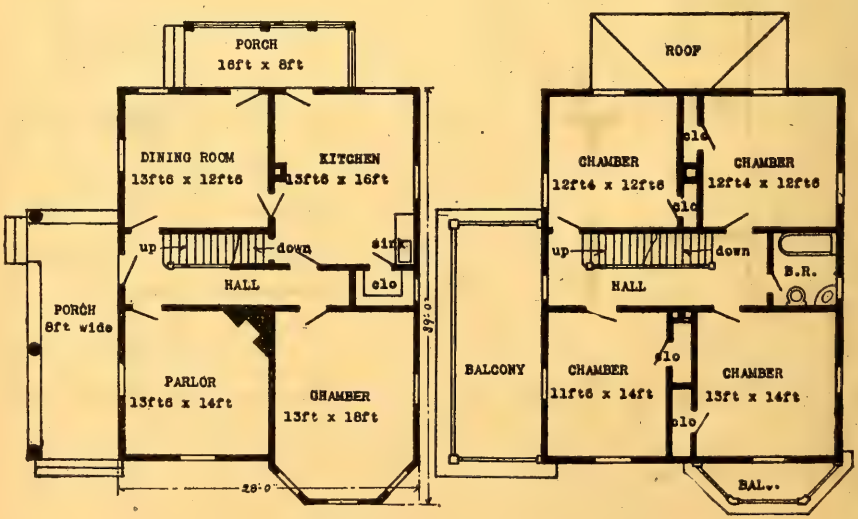


STABLE DESIGN No. 10.—Cost in frame, $250; plans $5.

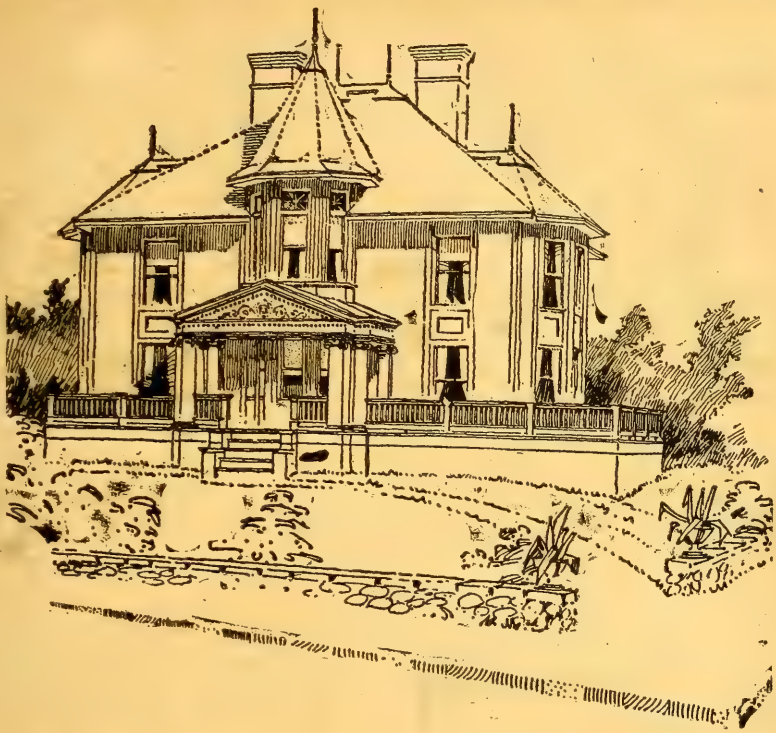
SHENANGO RESIDENCE.—Design 2243M; cost in frame $2,390 to $2,462; plans, $20. See page 65.



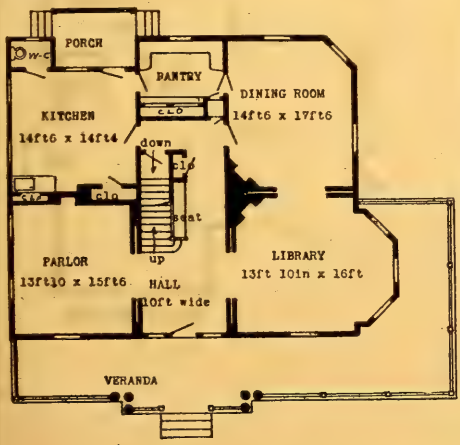
SOLON RESIDENCE.—Design 2242M; cost in frame, $1,392 to $1,456; plans, $10. See page 65.

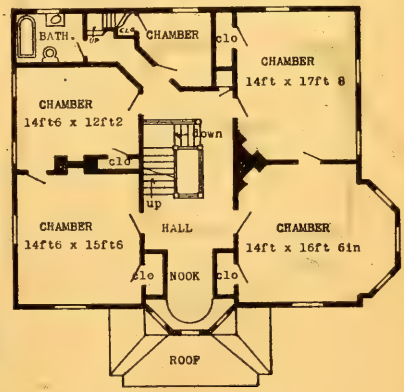


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

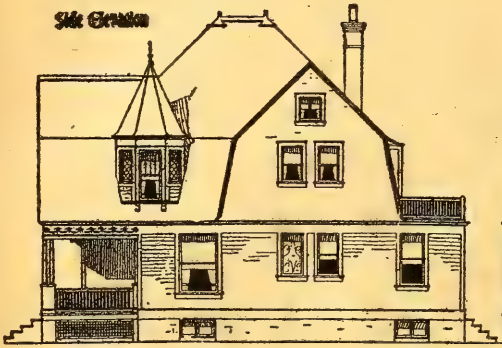


ESGARDEN RESIDENCE.—Design 2244M; cost in frame, $2,092 to $2,180; plans, $15. A neat exterior. See page 65.

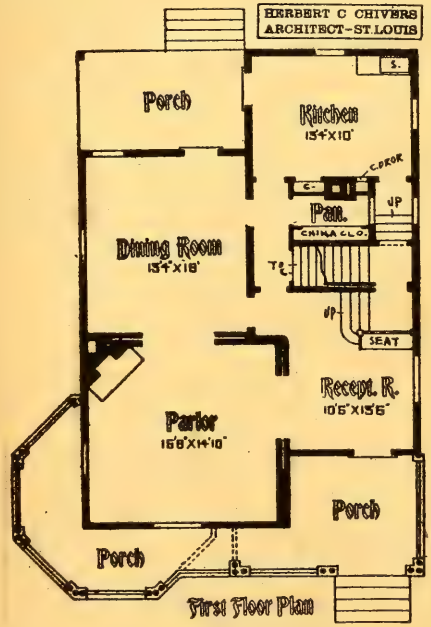


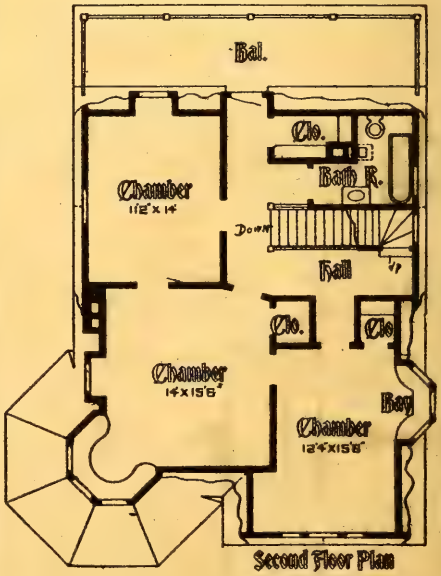


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

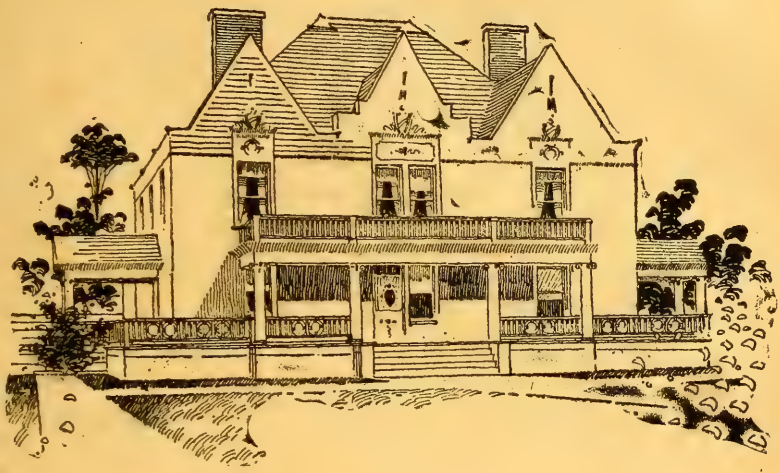


CUTTING RESIDENCE.—Design 6033-O; cost in frame, $1,298 to $1,799; plans, $10; story heights, 9 and 8 ft. in the clear. See page 65.

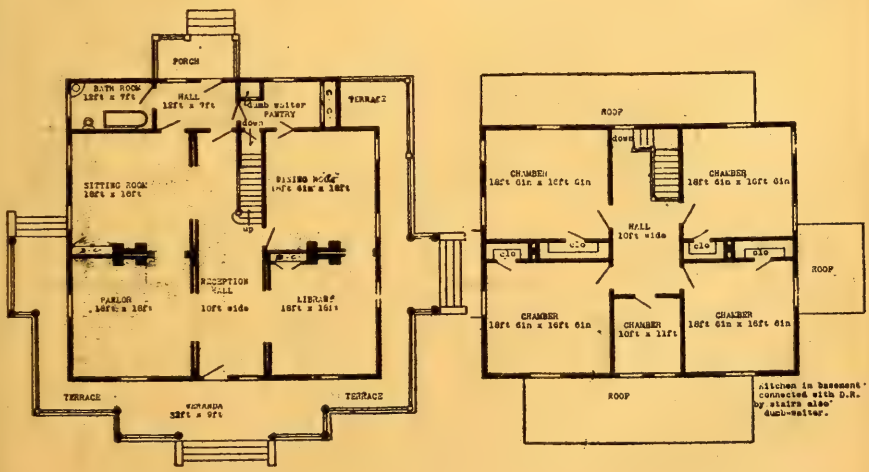




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

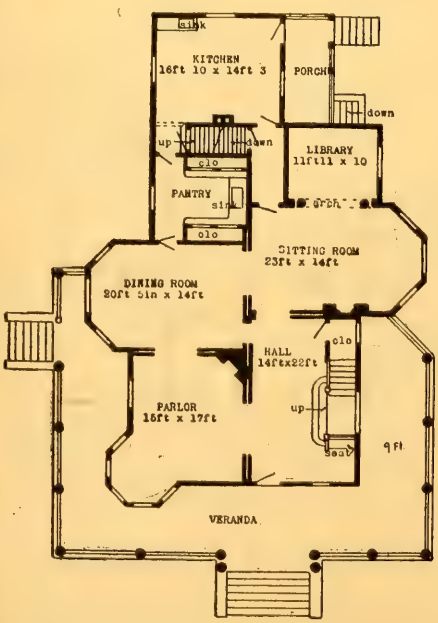


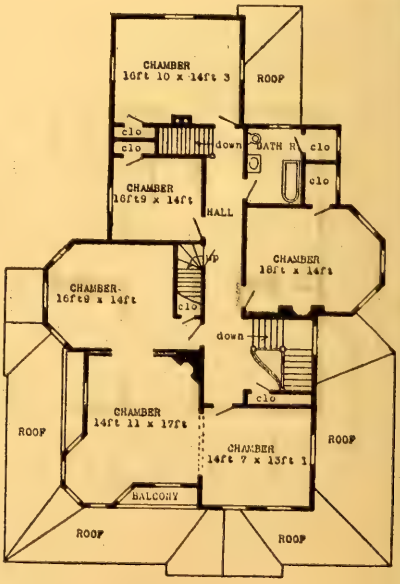
SERVIA RESIDENCE.—Design 2245M; cost in frame; $2,390 to $2,495; plans, $35. See page 65.



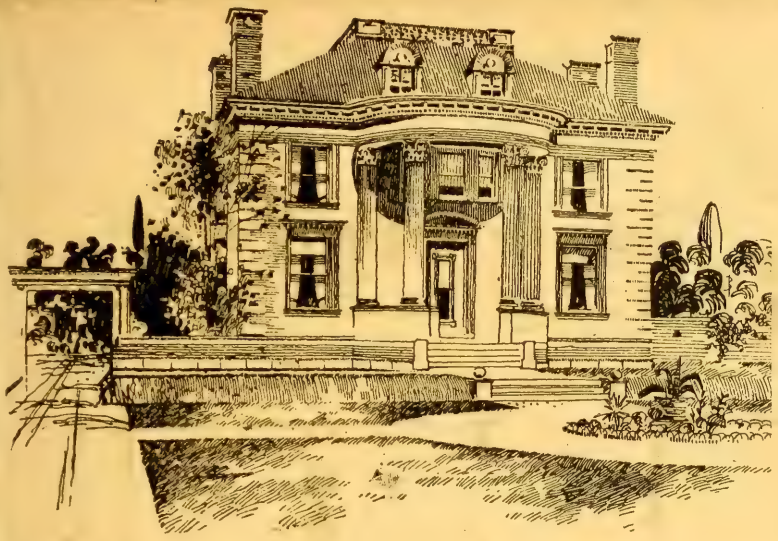
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ELKTON RESIDENCE.—Design 2246M; cost in frame, $2,692 to $2,784; plans, $25. See page 65.

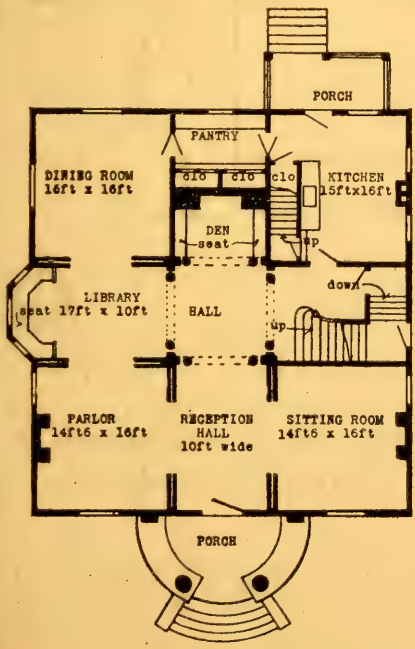


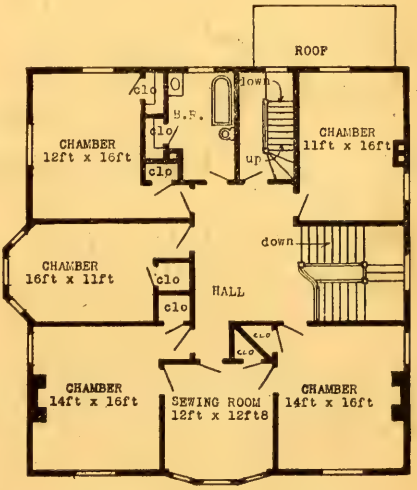


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

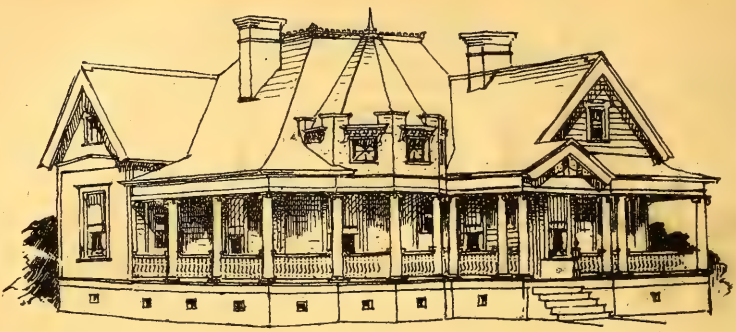


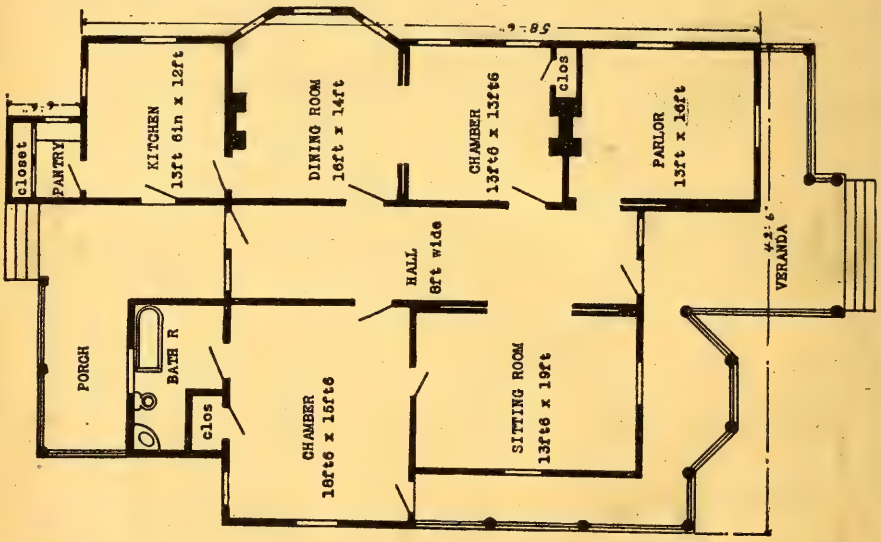
ESSEN RESIDENCE.—Design 2247M; cost in frame, $2,890 to $2,990; plans, $25. See page 65.





HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.





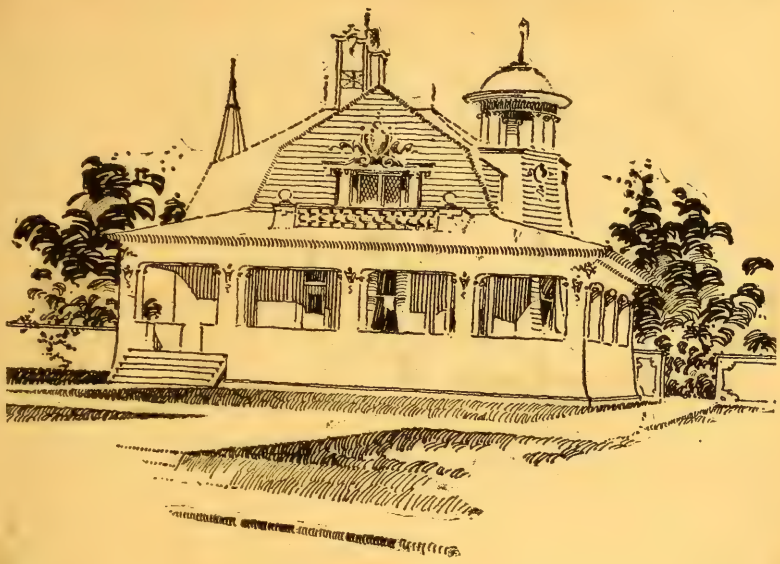
CORAPOLIS COTTAGE.—Design 2248M; cost in frame, $1,292 to $1,380; plans, $15. See page 65.

My residence is considered the handsomest in the city, and the local papers have commented on it favorably. The house shows up even better than the original perspective view which you sent.

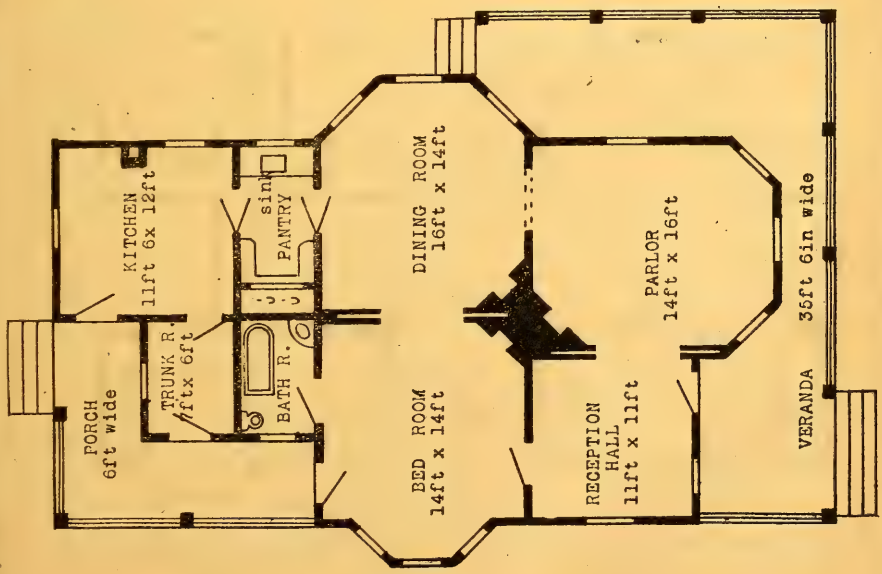
A. F. BAUER, Ft. Madison, Iowa.

We are very much pleased with the house and wish to thank you for the interest taken by you while we were building same. Your plans and specifications were perfectly satisfactory.

FRANK A. LEAVENS, (Paper Makers' Supplies), Neenah, Wis.

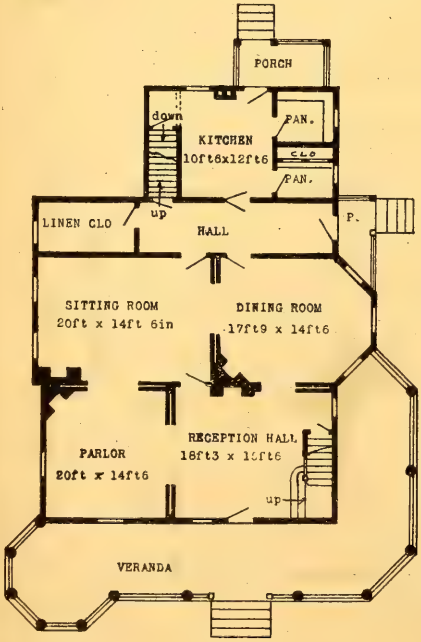


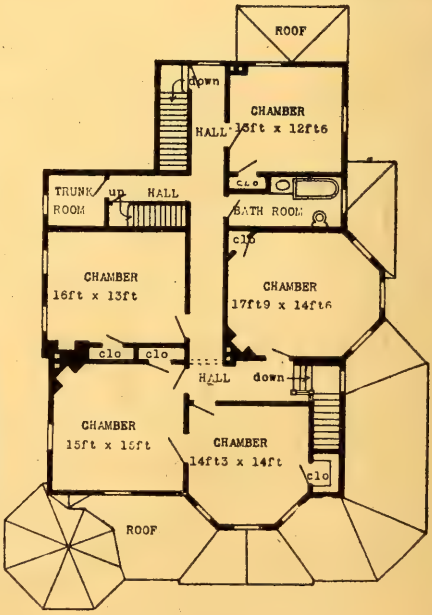
BEECHMONT RESIDENCE.—Design 2249-O; cost in frame $1,200 to $1,350; plans $10. See page 65.



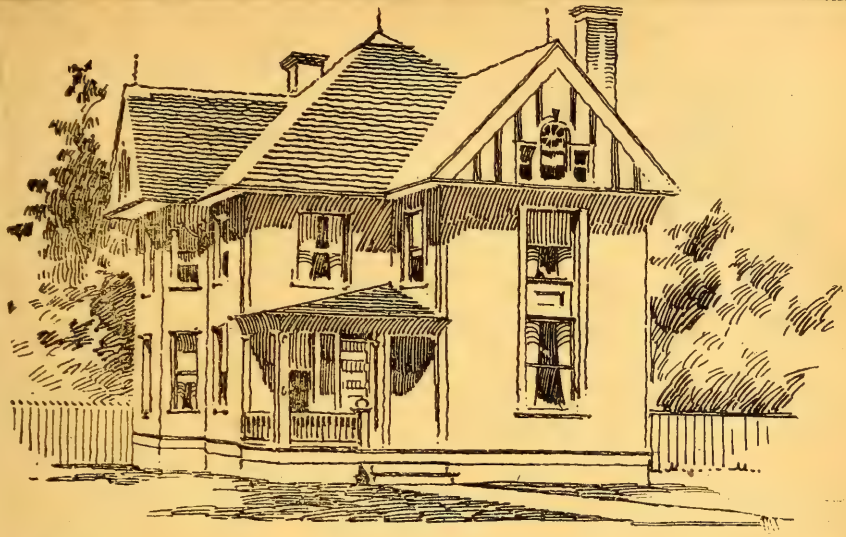
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ANGOLA RESIDENCE.—Design 2250M; cost in frame $2,392 to $2,480; plans $15. See page 65.

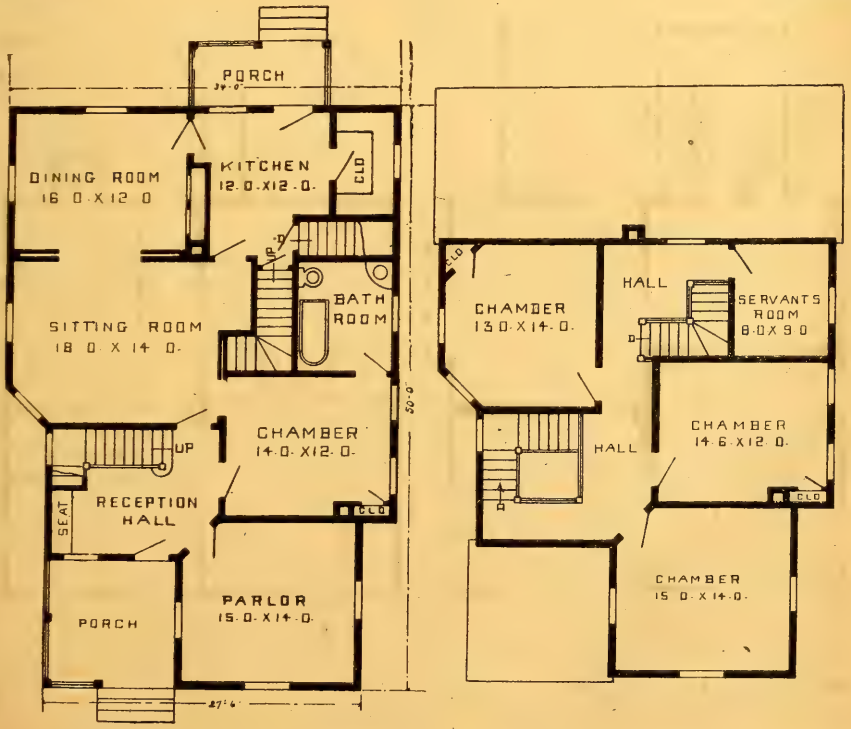




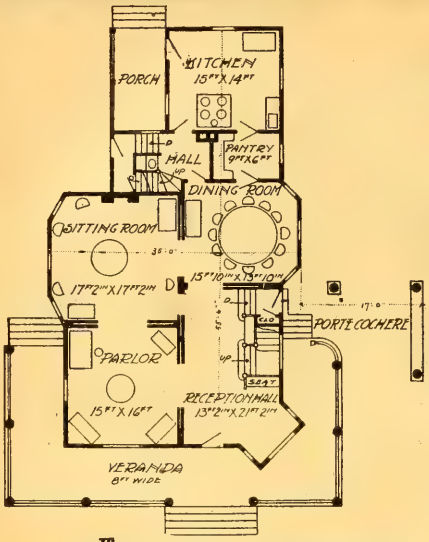
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

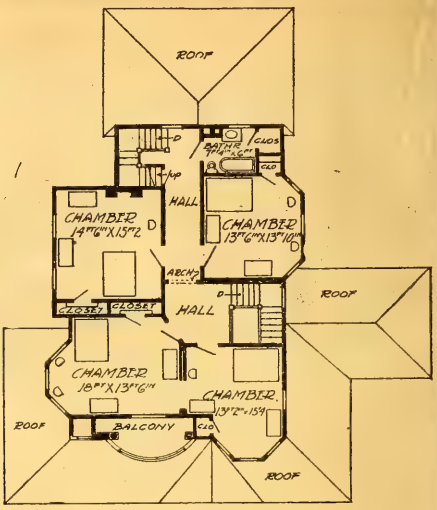


EBENEZER COTTAGE.—Design 2251M; cost in frame $1,692 to $1,840; plans $10. See page 65.

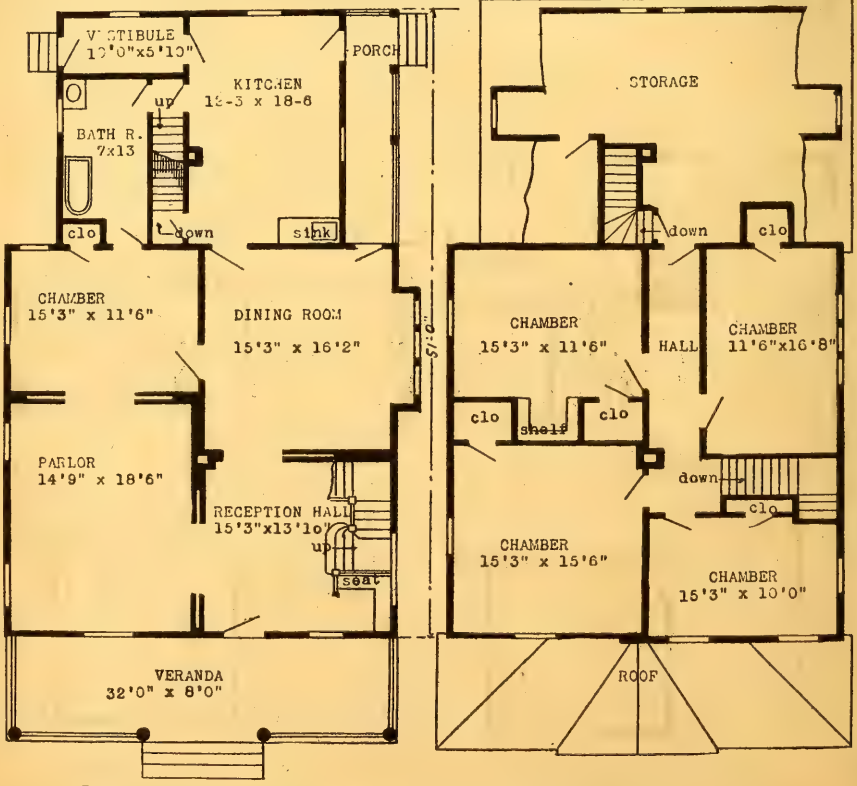


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



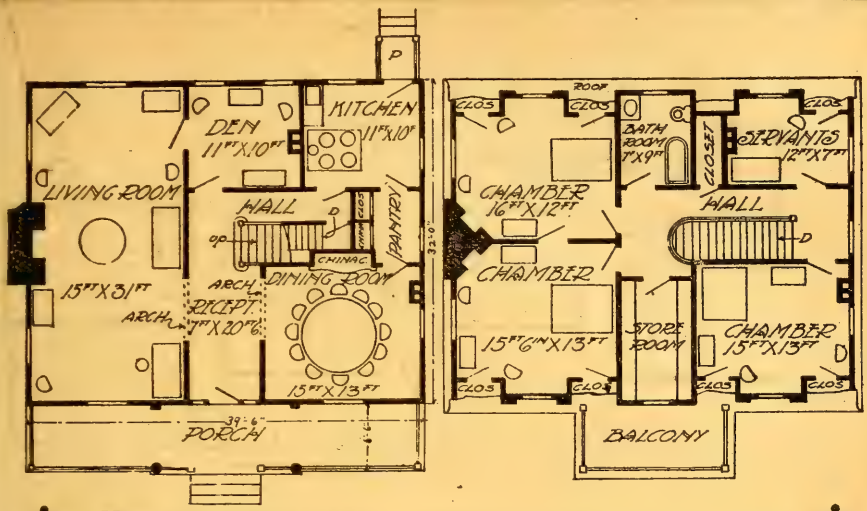


ALHAMBRA RESIDENCE.—Design 2252-O; cost in frame $2,590 to $2,682; plans $25. See Edgefield Res. for exterior.

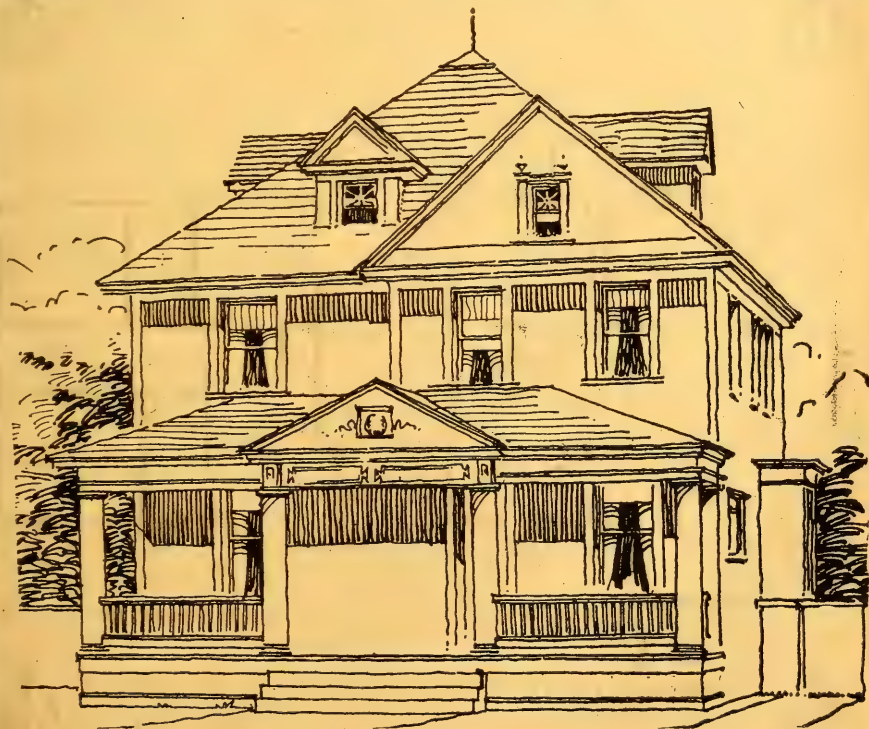


FRUITPORT RESIDENCE.—Design 2253M. See page 337

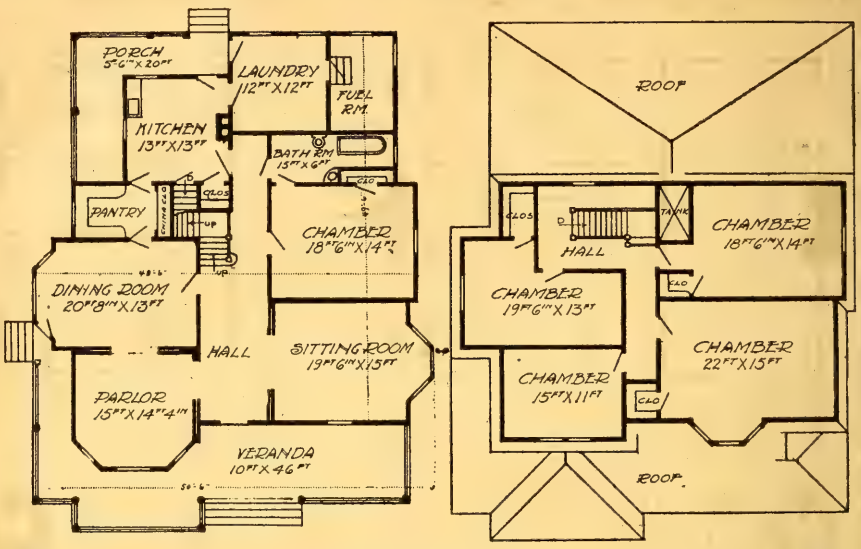
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



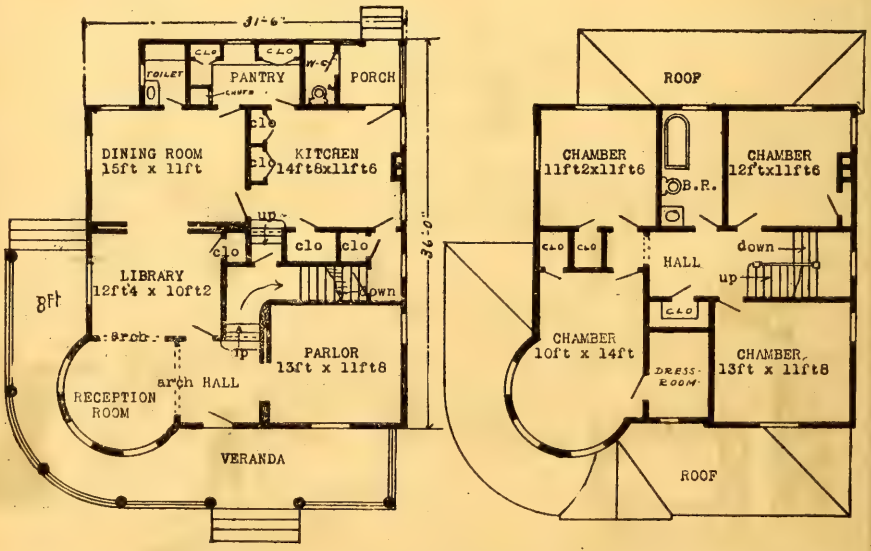
HOWELL RESIDENCE.—Design 2252M; cost in frame $1,192 to $1,240; plans $10; story heights 10 and 9 ft. 6 in. See Brandon Residence for exterior. See page 65.



FRUITPORT RESIDENCE.—Design 2253M; cost in frame $1,792 to $1,890; plans $15. See plans on opposite page, 336. See page 65.

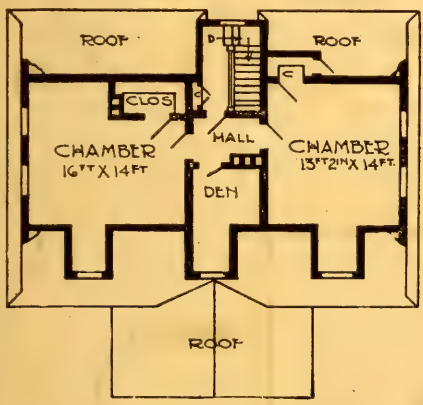


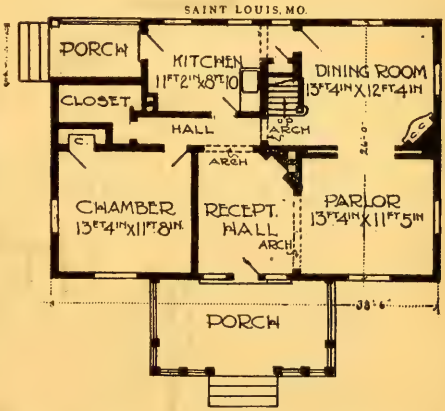
SPRINGDALE RESIDENCE No. 6.—Cost in frame $1,892 to $1,990; plans $10. See index for other Springdale Cottages. See page 65.

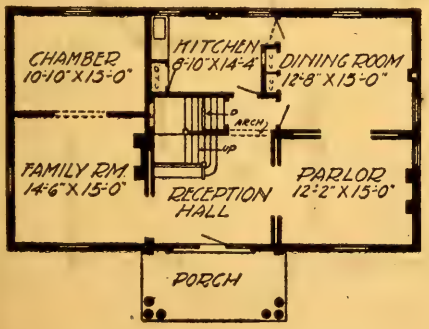


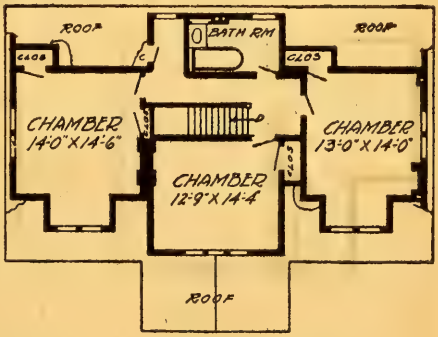
TAMAROA RESIDENCE.—Design 2254M; cost in frame $1,292 to $1,399; plans $10. See index for Coffeyville Residence. See page 65.

ITASCA RESIDENCE.—Design 2255-O; cost in frame $1,492 to $1,580; plans $10. See page 65.

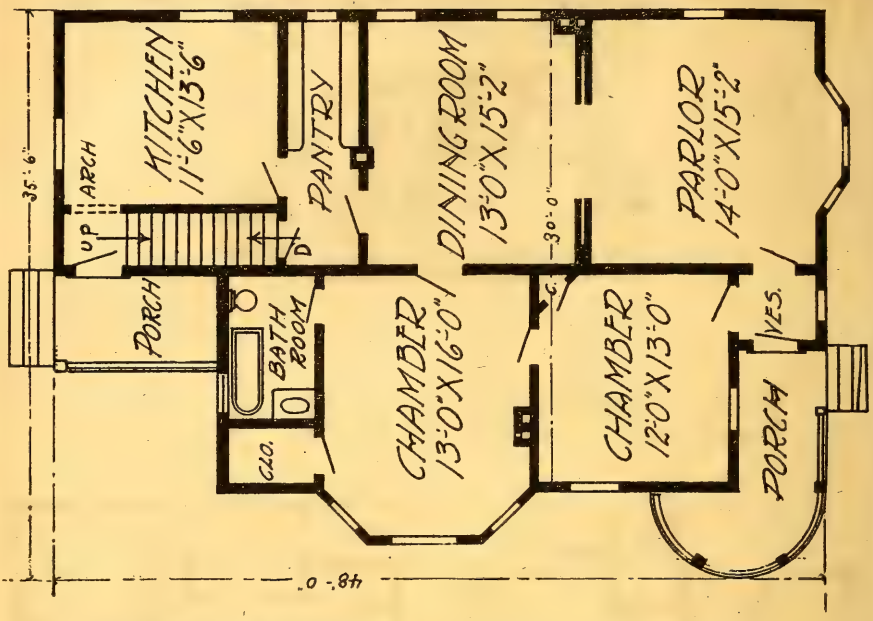




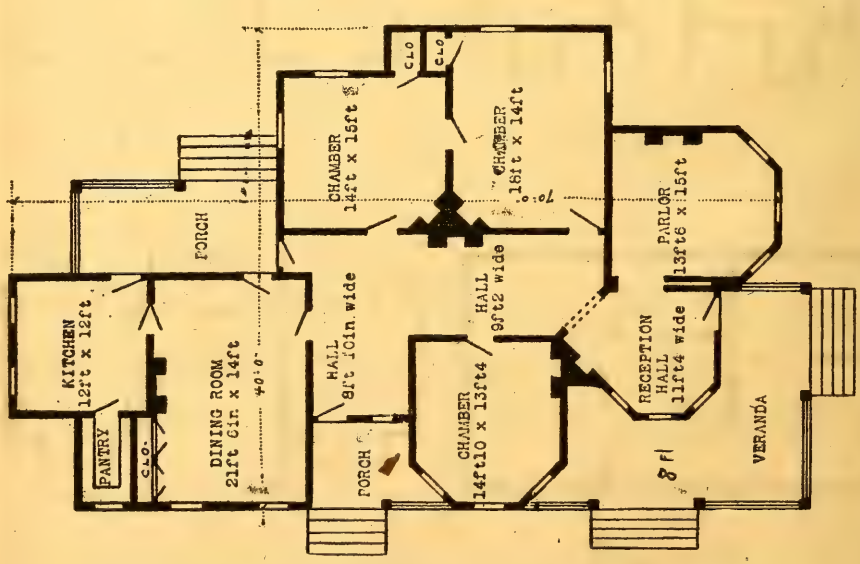




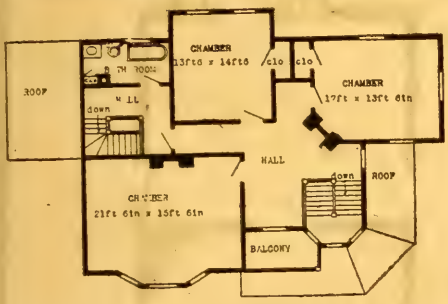
ITASCA RESIDENCE No. 2.

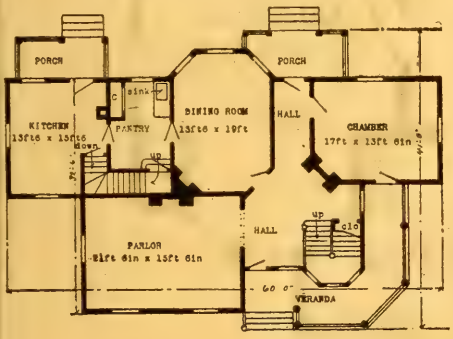


SAGOLA COTTAGE.—Design 2256M; cost in frame $1,292 to $1,398; plans $10. See page 65.



MARINETTE RESIDENCE.—Design 2257-O; cost in frame $1,692 to $1,780; plans $10. See Allegheny Cottage.





Nokomis, Ill., Oct 16. 1892.

Herbert C Chivers
St Louis Mo.

Dear Sir.

The residence designed for me by you, is nearing completion It has been visited by a large number of persons during its construction and is very much admired We expect to be very pleasantly domiciled in it in a few weeks. Will send you photo later.

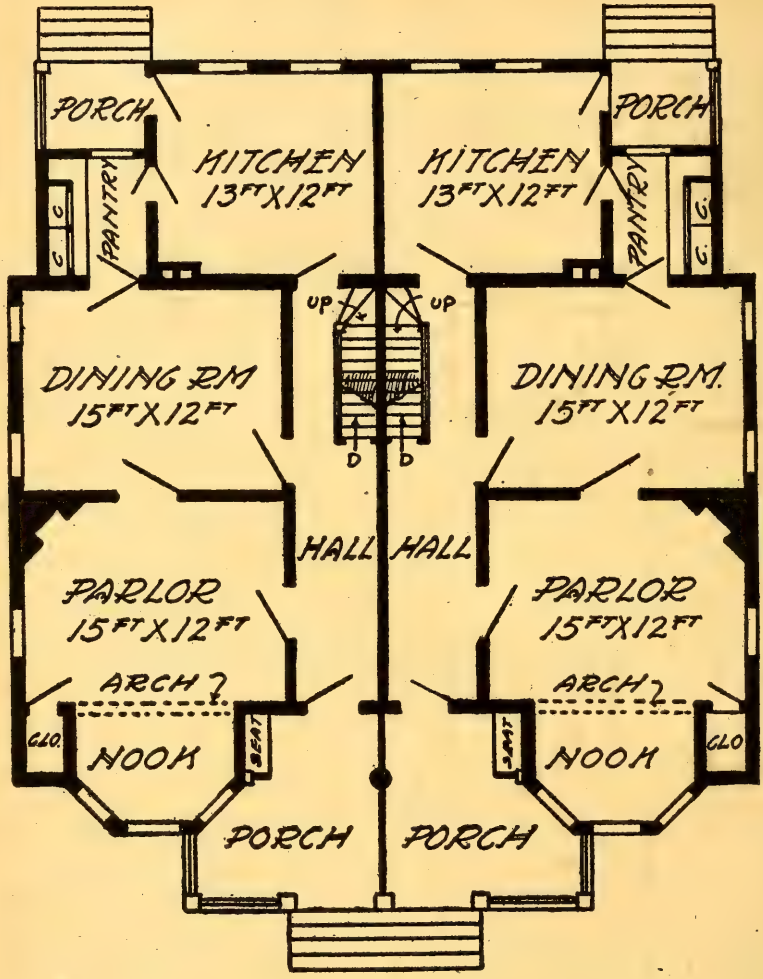
Very truly yours
T. J. Whitten

MAYON RESIDENCE.—Design 2258M; cost in frame $1,992 to $2,096; plans $25. See page 65.

Calera, Ala., June 30, 1896.

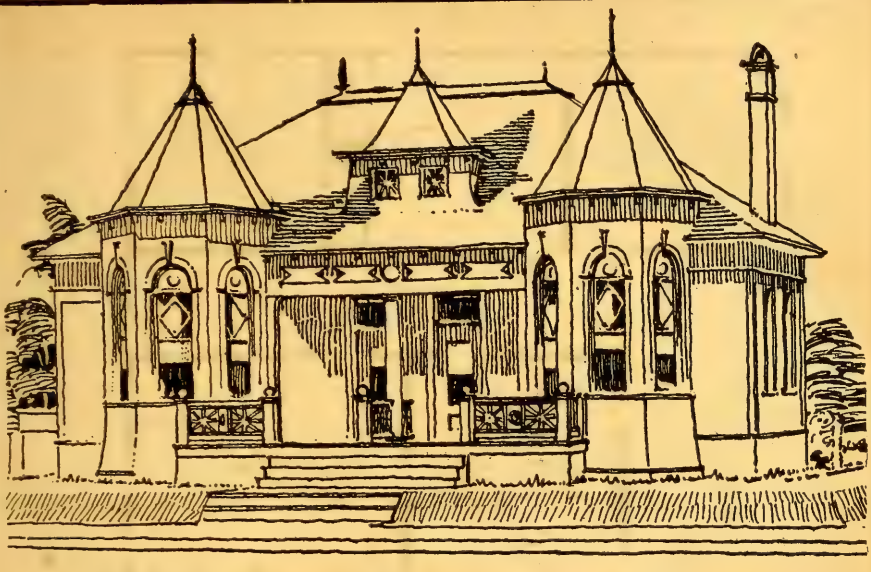
Mr. Herbert C. Chivers, Architect, St. Louis Mo.:

Dear Sir:—In regard to plans and specifications drawn by you for my dwelling now nearing completion, will say, that same have fully come up to my expectations, and I consider it a very good investment for any one desiring to build, to have plans. The house is considered convenient and substantial, and I am very well satisfied. Yours truly, C. H. O'NEAL.

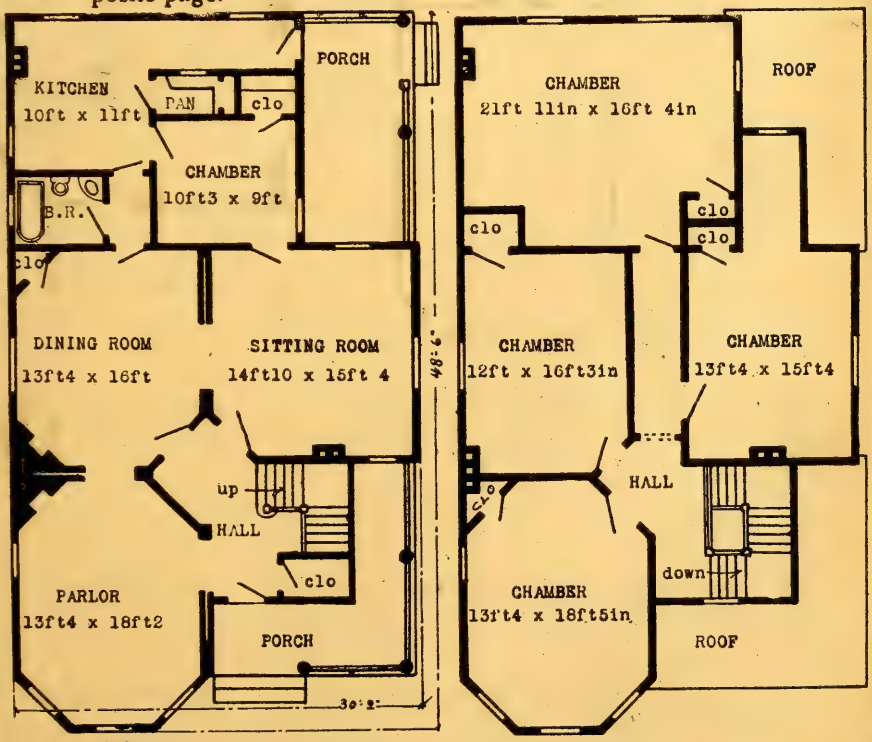


COLONA RESIDENCE.—Design 2259M; cost in frame $1,822 to $2,080; plans $15. A good double-house design. See page 343. See page 65.

Kindly accept my acknowledgment of receipt of pamphlet, "Artistic Homes," which fully meets my wants. I consider it well worth the price to any one who contemplates building. W. J. WALLIS, Lock, Ark.

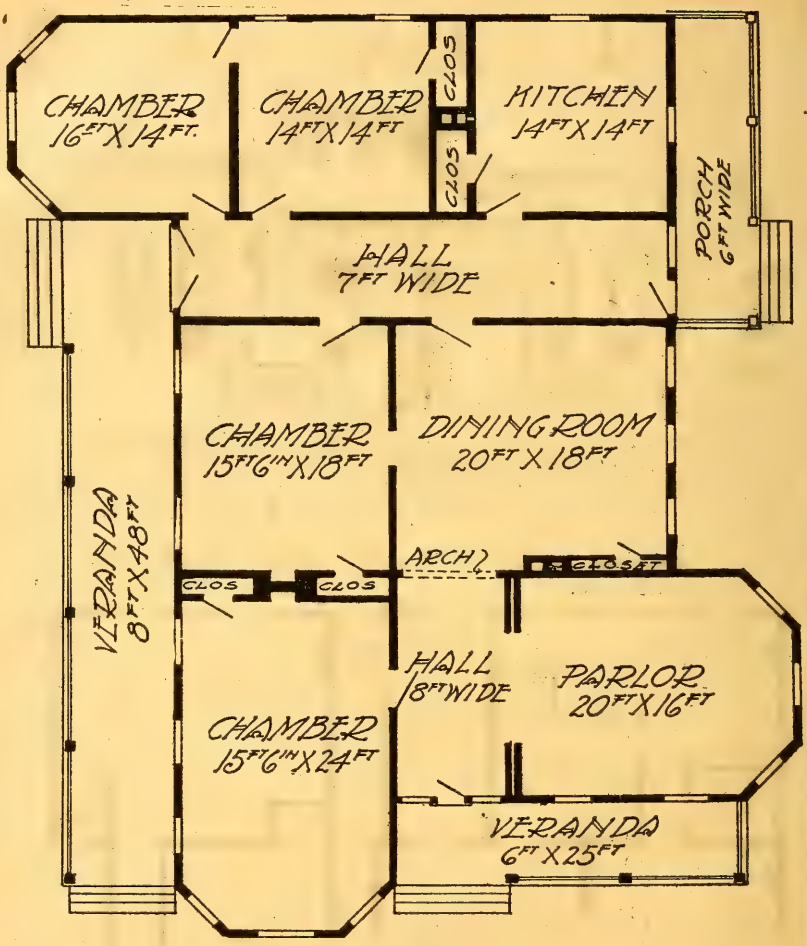


COLONA RESIDENCE.—See design 2259M. See opposite page.



MENOSHA RESIDENCE.—Cost in frame $1,390 to $2,480; plans $15. See Woodbine Residence. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

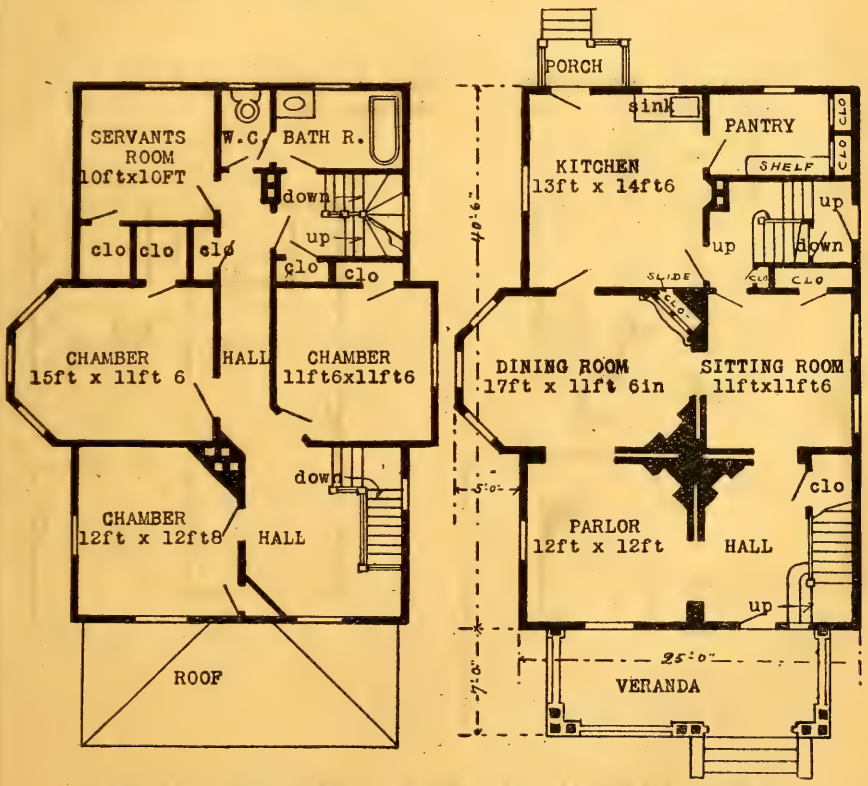


HESSVILLE RESIDENCE.—Design 2260M; (See oposite page, 345); cost in frame $1,892 to $1,920; plans $10. See page 65.

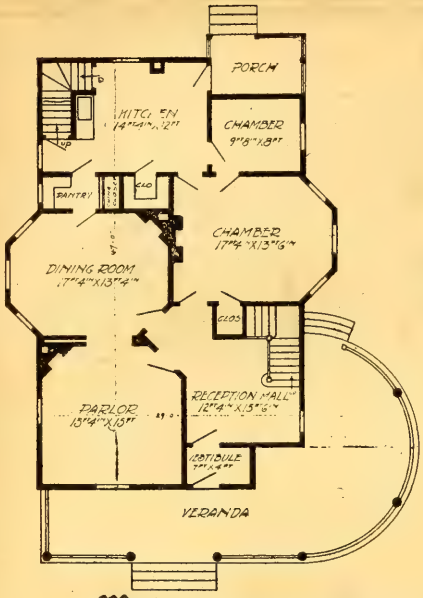
The plan was quite satisfactory and we like our cottage very much.—Wyllys Pettit, Ridge Road, N. Y.

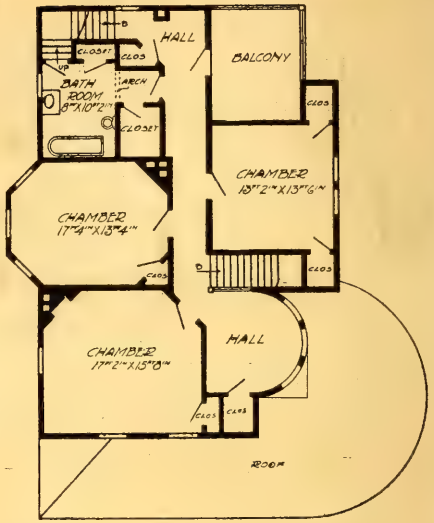
We are well pleased with plans purchased of you.—John L. McLaughlin, Cumberland, Md.

HESSVILLE RESIDENCE.—Design 2260M; See opposite page 344. See page 65

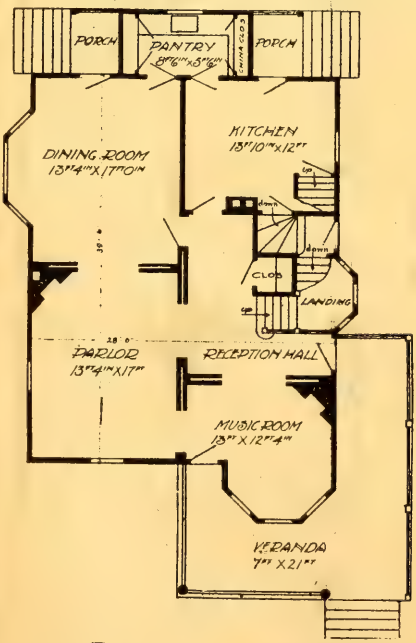


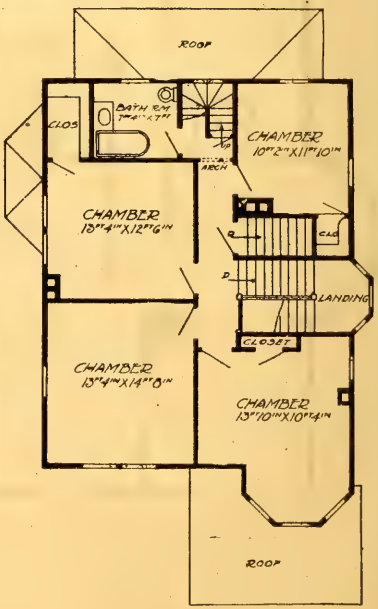
GENOA RESIDENCE.— Design 2261M; cost in frame $1,792 to $1,890; plans $10.



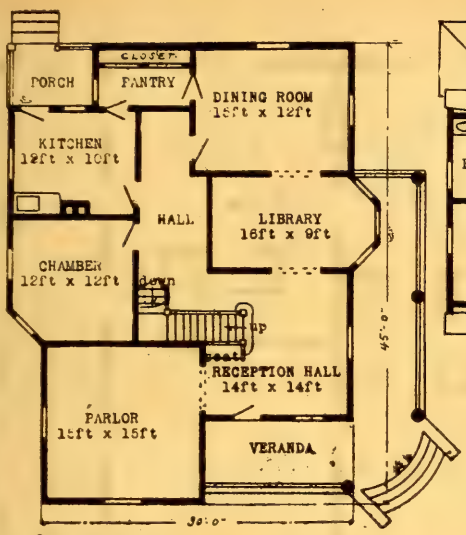


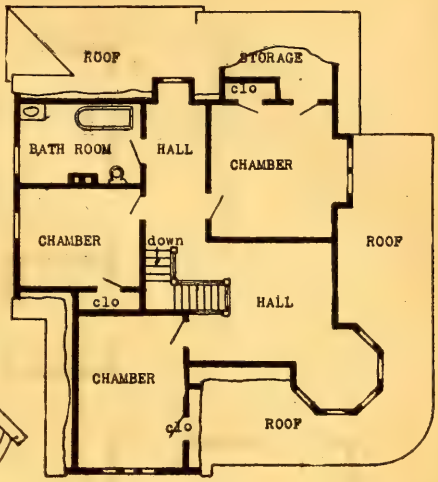
MENARD RESIDENCE.—Design 2262M; cost in frame, $2,392 to $2,485; plans, $15. See page 65.



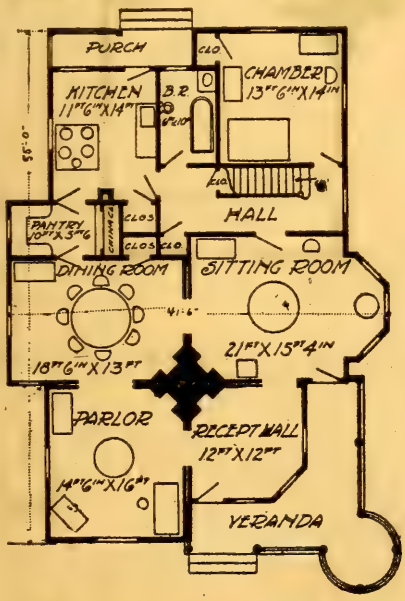


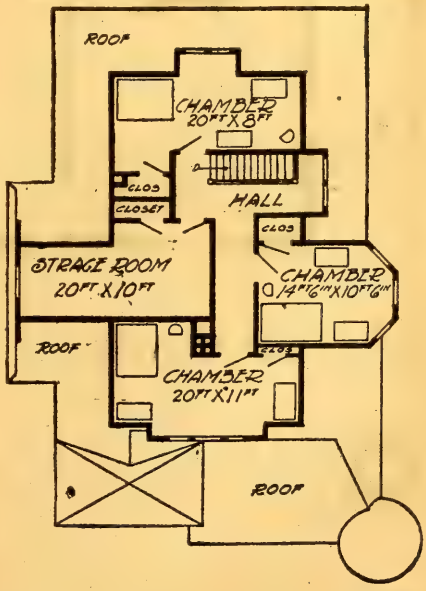
ELMWOOD RESIDENCE No. 6.—Cost in frame $1,692 to $1,786; plans, $10. See Elmwood Residence.



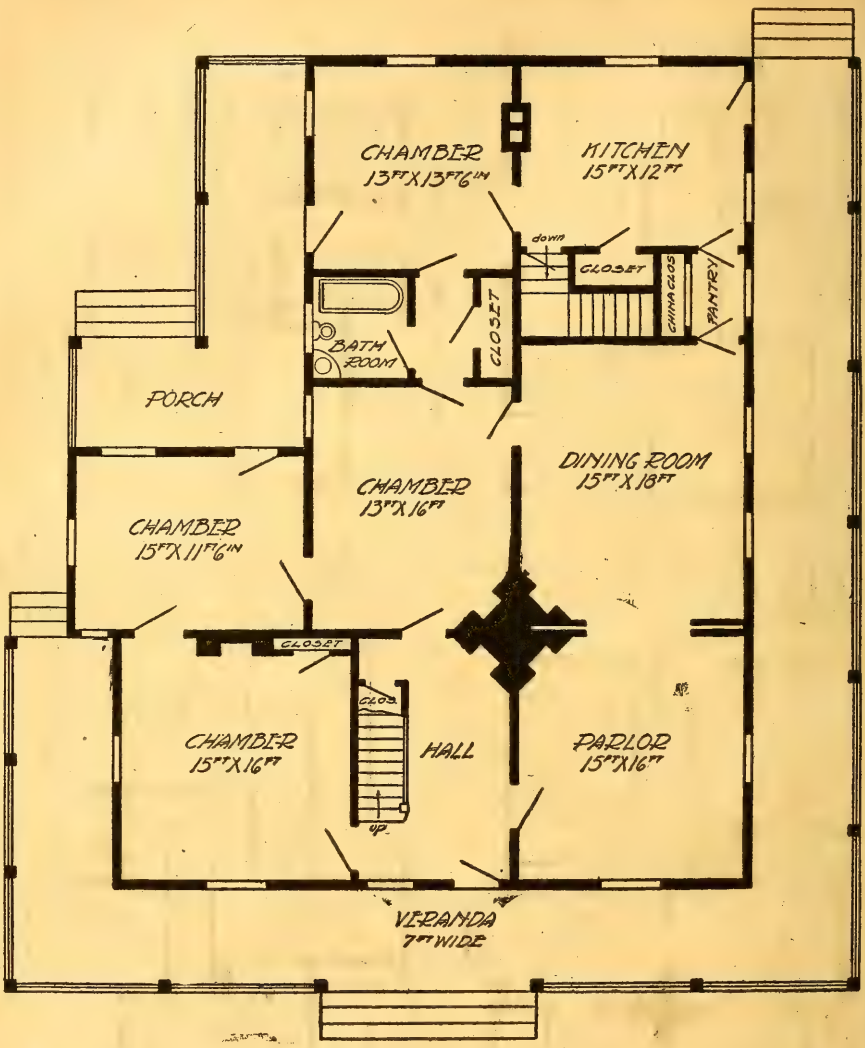


ROCKTOWN RESIDENCE. — Design 2263M; cost in frame, $1,892 to $1,990; plans, $10. See page 65.



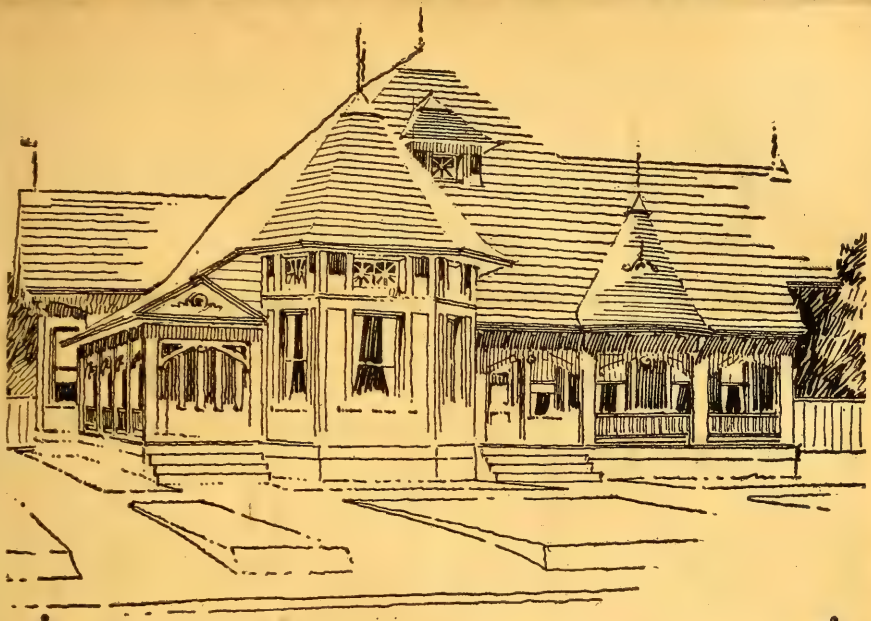


RIFTON RESIDENCE.—Design 2264M; cost in frame, $1,692 to $1,780; plans, $10.

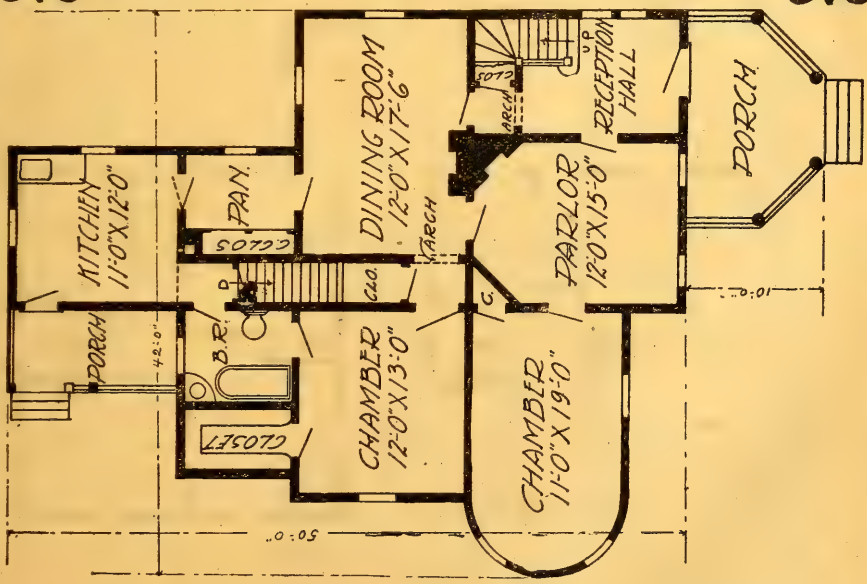


WHITBECK RESIDENCE.—Design 2265M; cost in frame, $1,692 to $1,780; plans, $10. See page 65.

The plans sent me are satisfactory; entirely so. I am much pleased with the house. It is, I think, by far the neatest and most satisfactorily arranged building that I ever saw. ASA BUTLER, Crab Orchard, Tenn.

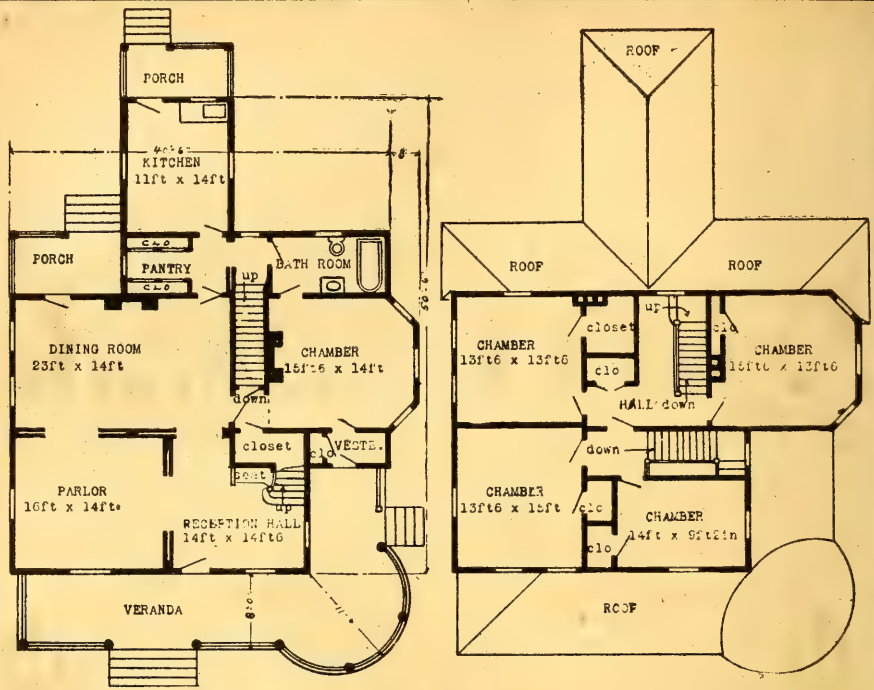


WHITBECK RESIDENCE.—Design 2265M. See opposite page, 348.

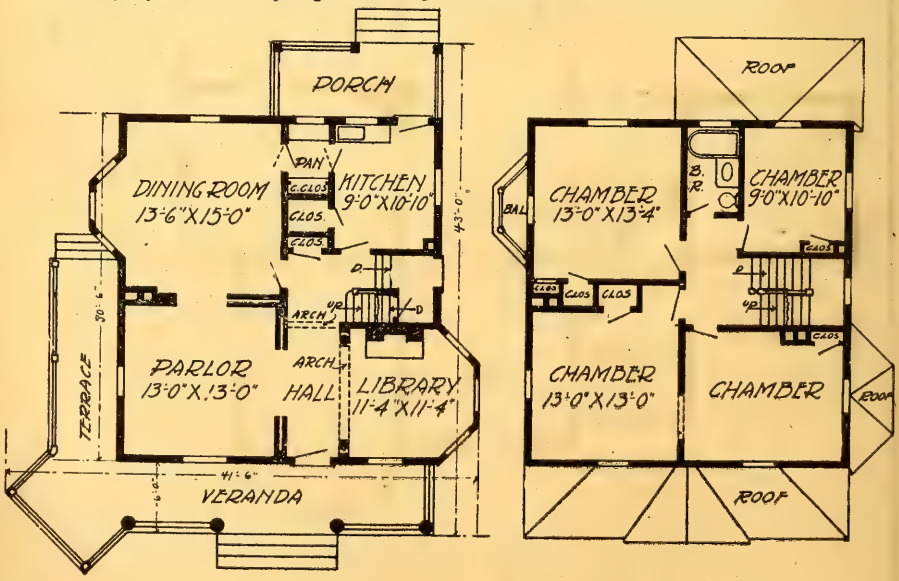


RANNEY RESIDENCE.—Design 2266M; cost in frame, $1,592 to $1,580; plans, $10. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

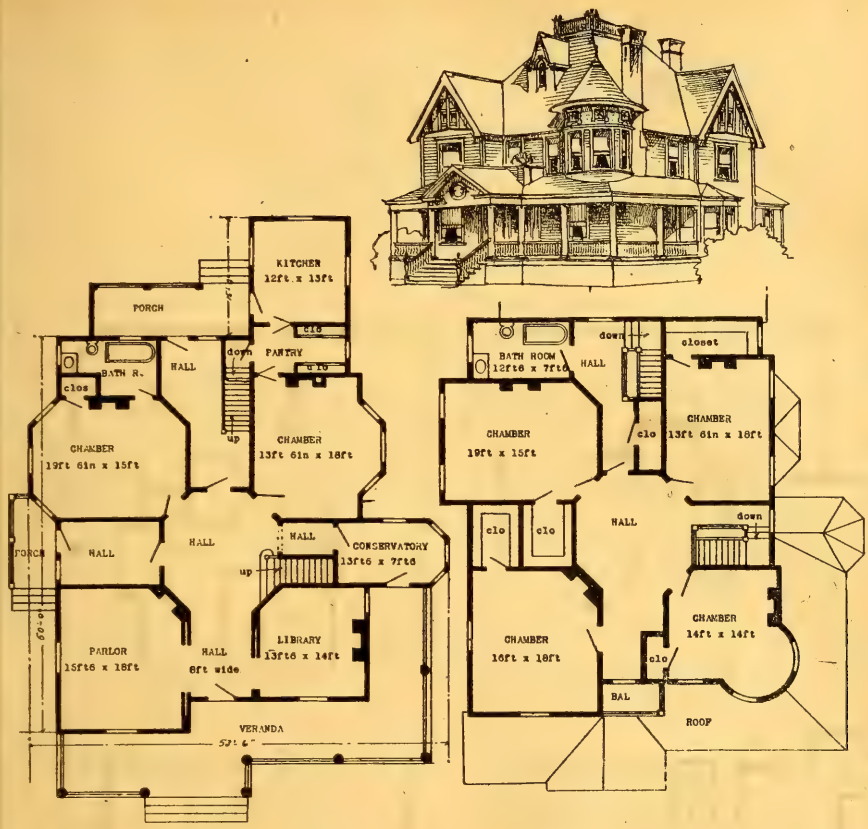


RONDONT RESIDENCE.—Design 2267-O; cost in frame, $1,922 to $2,198; plans, $15. See Burea Res. for exterior.



PUNBINEE RESIDENCE.—Design 2268M; cost in frame, $1,792 to $1,820, plans, $10. See St. Louis Cottage.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

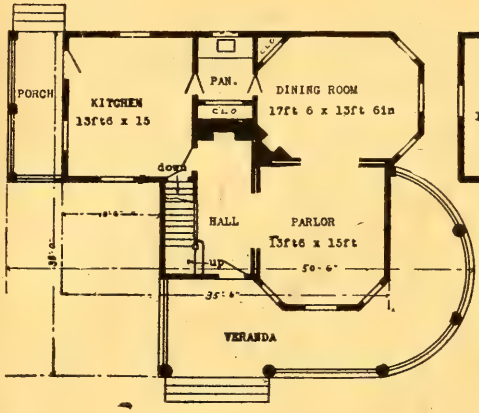


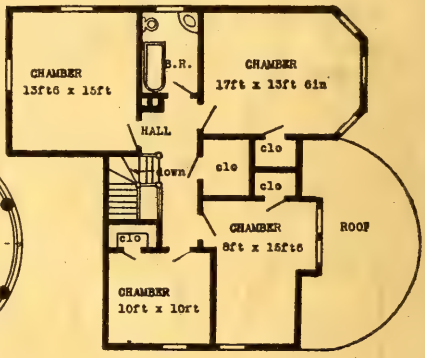
GURNEE RESIDENCE.—Design 2269M; cost in frame, $3,292 to $3,480; plans, $46. A good Southern house design. See page 65.

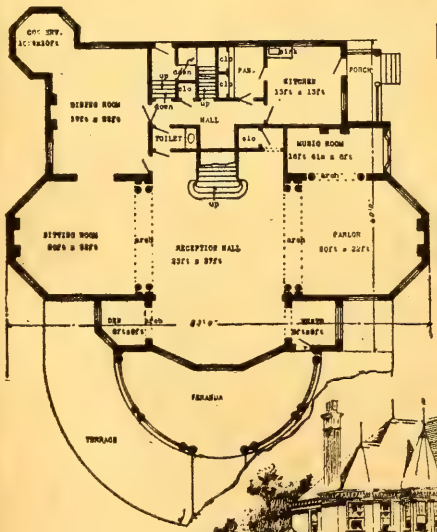
Our house for which you furnished plans is said to be the prettiest in town.
FRED A. MEYER, (P. M.), Boscobel, Wis.

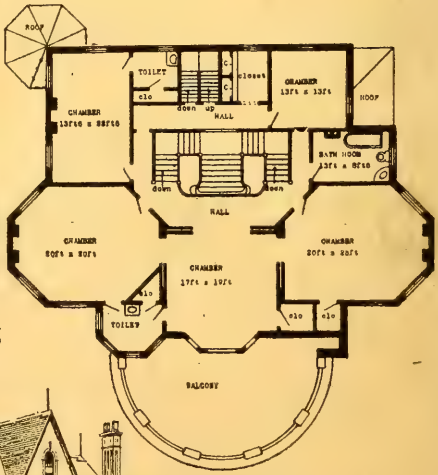
We like our house very much as planned by you, and should we ever build again, will certainly favor you with another order.
MRS. FRANK LANE, Boise, Idaho.

MILLSDALE RES.—Design 2270M; cost in frame $1,692 to $1,789; plans, $25. See page 65.





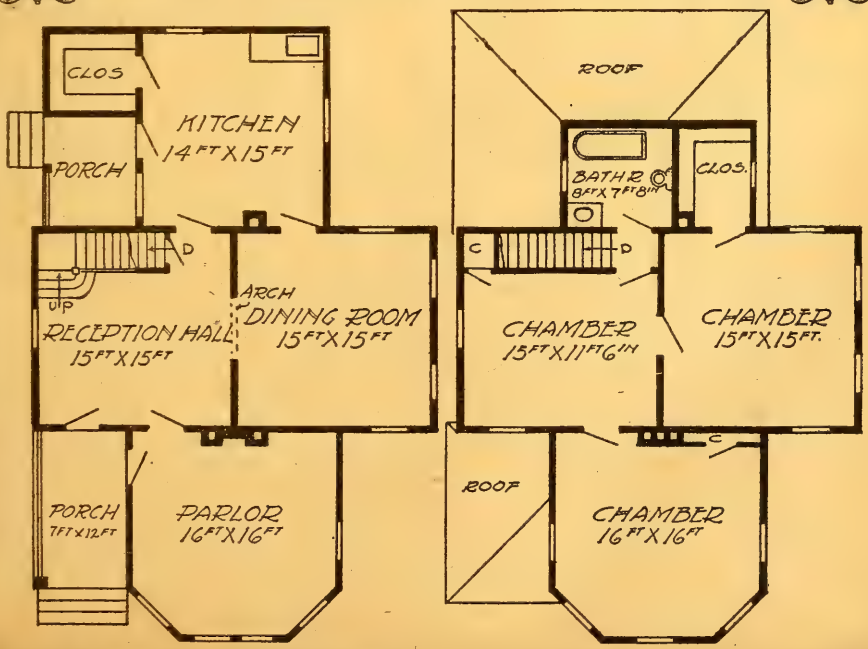




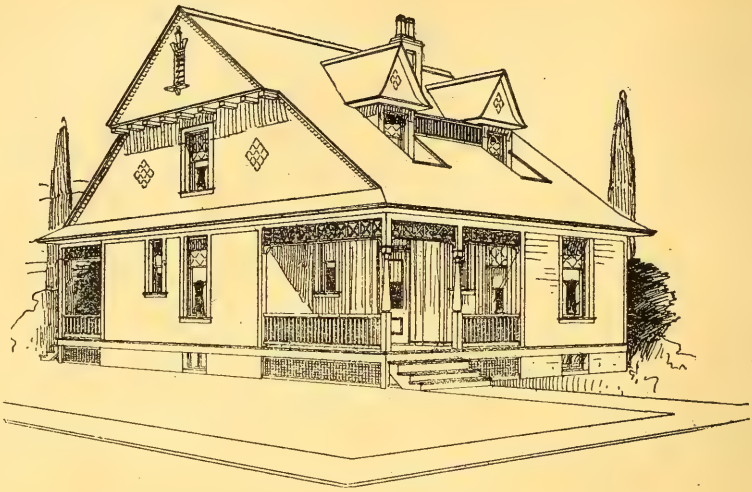
MINOOKA RESIDENCE.—Design 2273M; cost in frame, $3,500 to $4,690; plans, $75. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

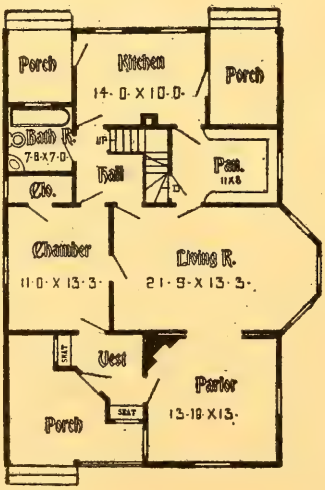
ANGOLA RESIDENCE.—Design 100,055O; width 31 ft. 6 in.; cost $1290 to $1492; story heights, 9 ft. 6 in.; 2nd 8 ft. 6 in., cellar 7 ft. under rear of house. Plans, $10. See page 65.

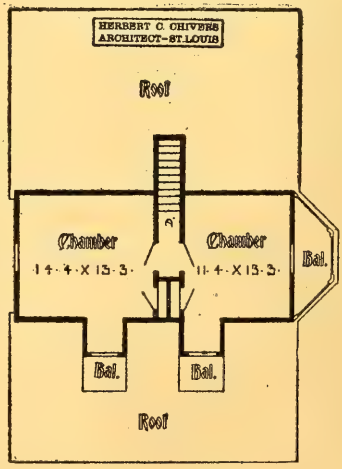


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

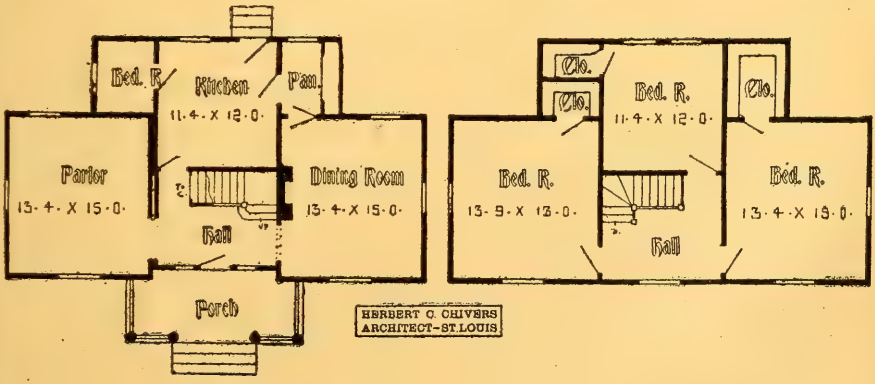


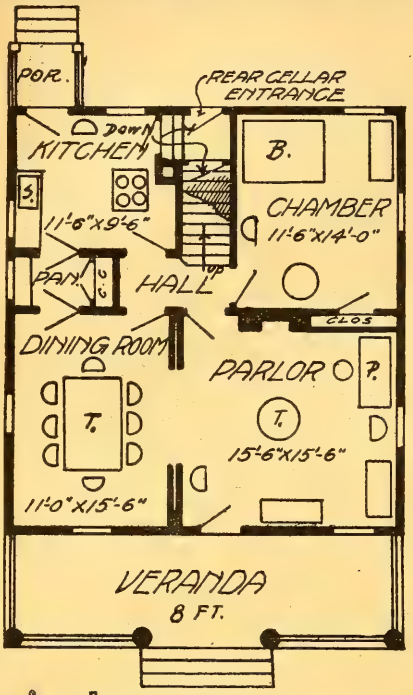
JUNEAU COTTAGE.—Design 1964M; in frame, $1299 to $1480; plans, $10; width, 30 ft. 8 in. by 48 ft. 9 in.; story heights, 9 ft.; with second story walls cut down by roof to 5 ft. See page 65,

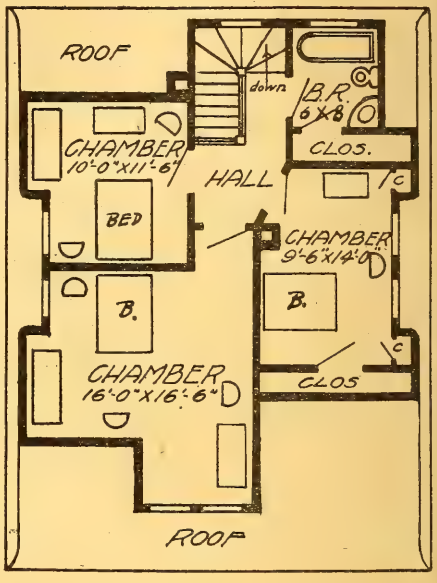




COLUMBUS RESIDENCE.—Design 1867-O; in frame, $1098 to $1286; plans, $10; width, 39 ft. 9 in. by 23 ft. story heights, 9 ft. and 9 ft. in the clear. Special features;—In the working plans the front is very attractive. See page 65.

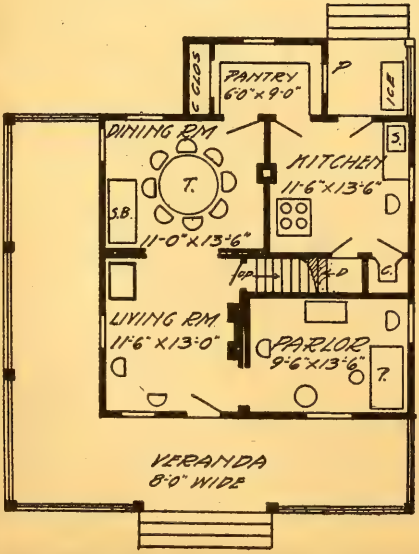


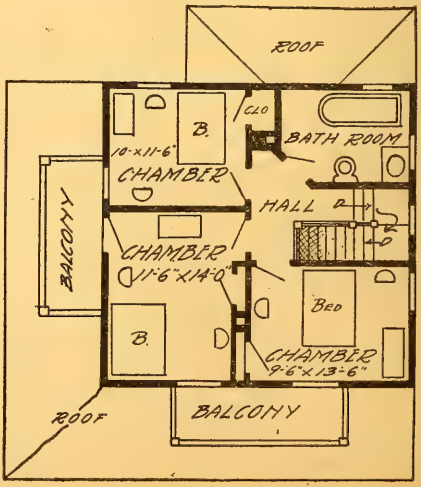




LINDEN COTTAGE.—Design 1212M, plans, $15; size, 28 ft. 6 in. x 31; cost, $1195 to $1295; special feature is combination cellar entrance. See design on page 357. See page 65.

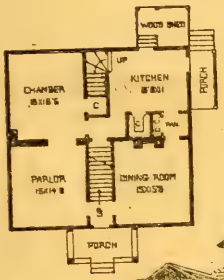
Alveda Cottage.—Design 1219M; plans, $15; size, 26.9 x 25.6; cost, $1695 to $1190; large balcony on front and side. See design on page 357. See page 65.

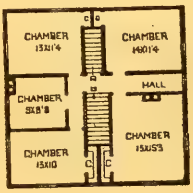


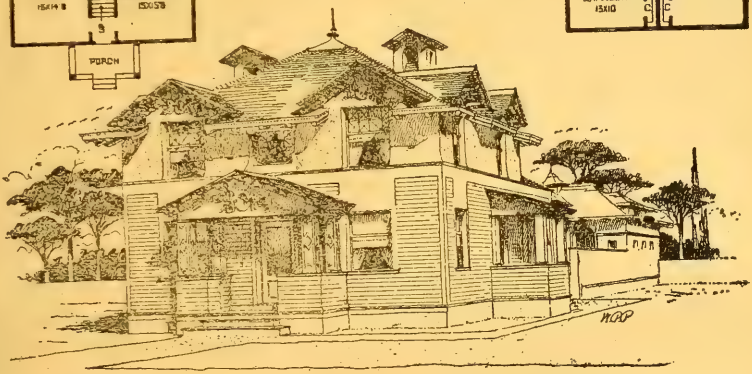


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

Linden Cottage, See opposite page.

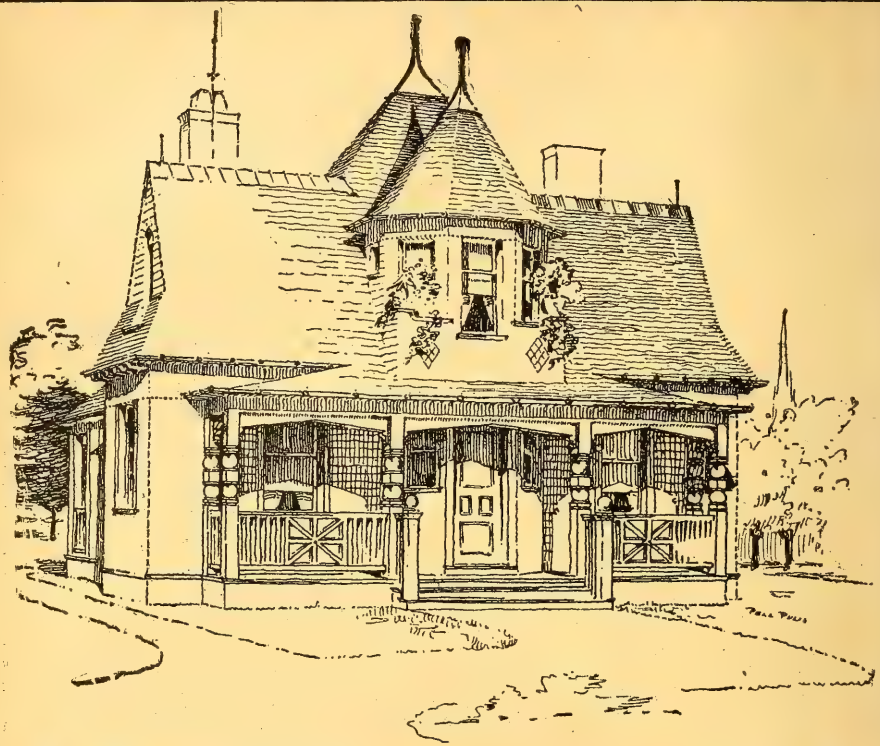




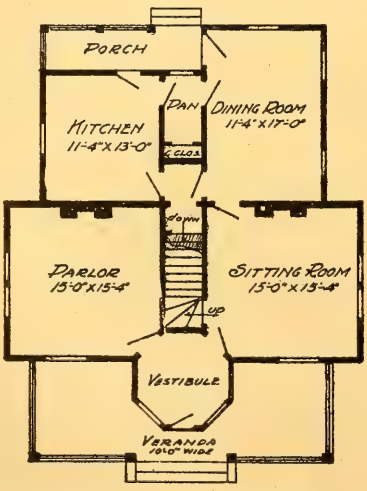


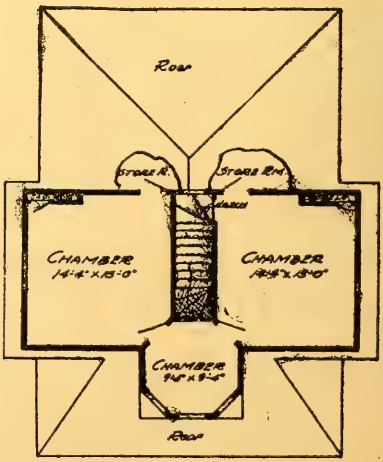
EAGLETON RESIDENCE.—Design 1555M; in frame; $1,000 to $1,200; plans, $10; width; 33 x 31.3; story heights, 9.6 and 8.6 (side walls 5.6).; special features; Compact arrangement; quaint design, would look well with second story walls of stucco. See page 65.

Alveda Cottage, See opposite page.



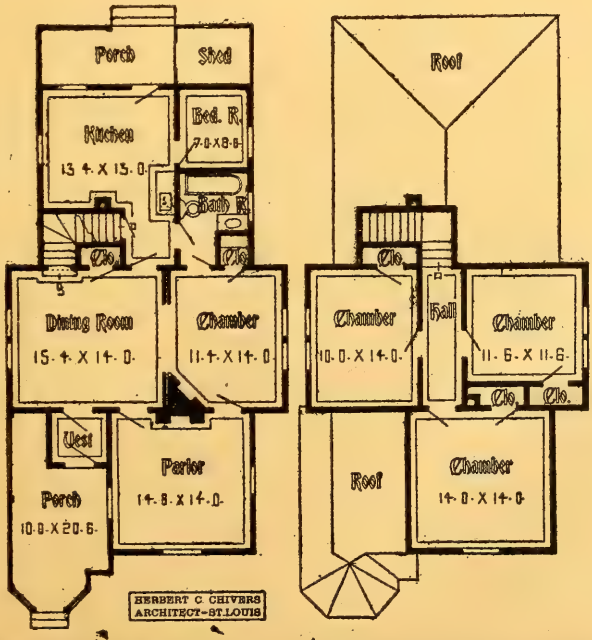
HARLAN COTTAGE.—Design 9393M; in frame, $992 to $1045; plans, $10; story heights. 9 ft. and 8 ft. Special features: Plain neat exterior, unique octagonal vestibule and room above. See page 65.



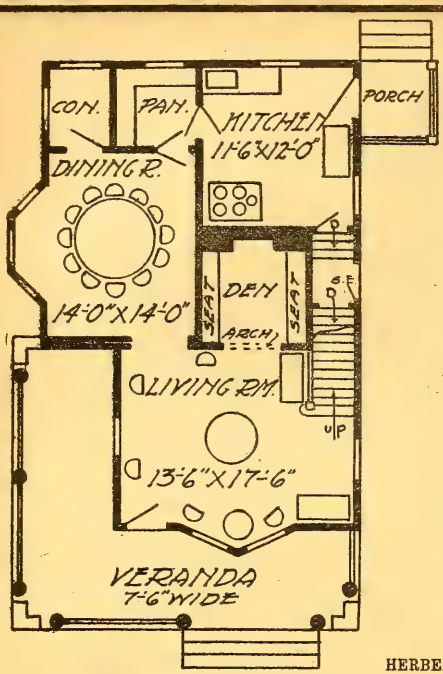


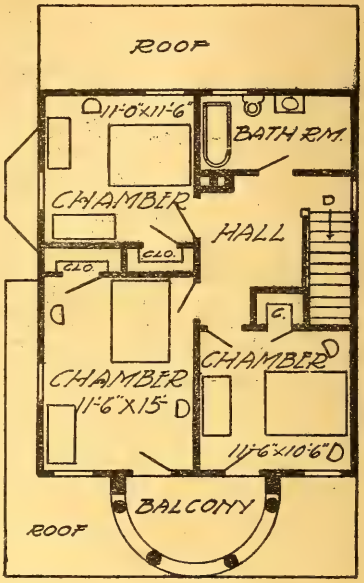
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

CARBONDALE RESIDENCE.—Design 19650; in frame, $1299 to $1389; plans, $10; width over all, 28 ft. 8 in,; story heights, 9 ft. second story side walls, 5 ft. Special features—Convenient bath room arrangement; unique porch. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

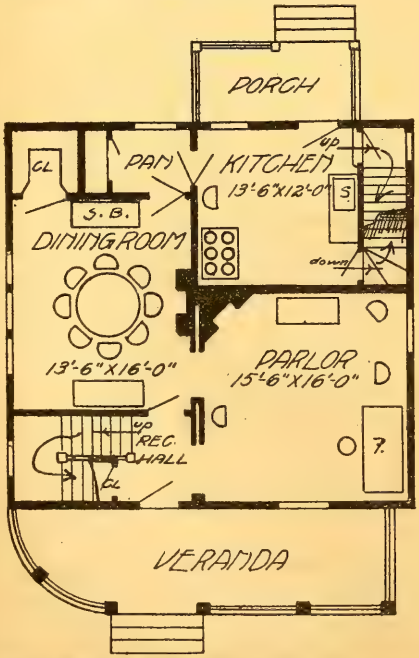


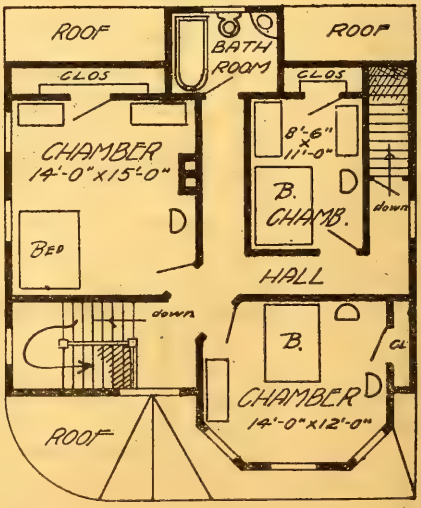


HERBERT C CHIVERS, ARCHITECT, ST LOUIS, MO

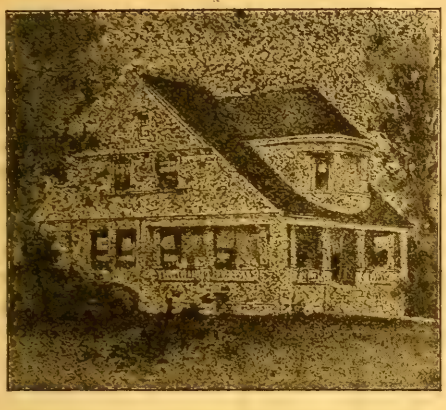
KENNETH RESIDENCE.—Design 100,613M; plans, $15; cost, $1556 to $1698; size, 24,6 x 36.6: special features; conservatory back of dining-room, semi-circular balcony in front. See page 65.

Warwick Design See page 361 & 370.





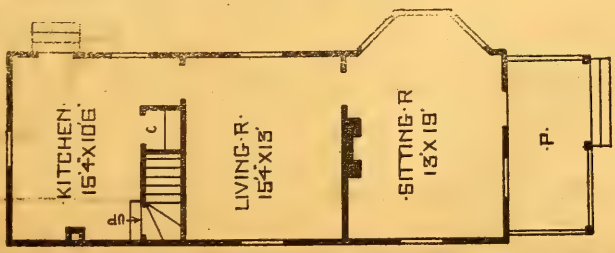
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



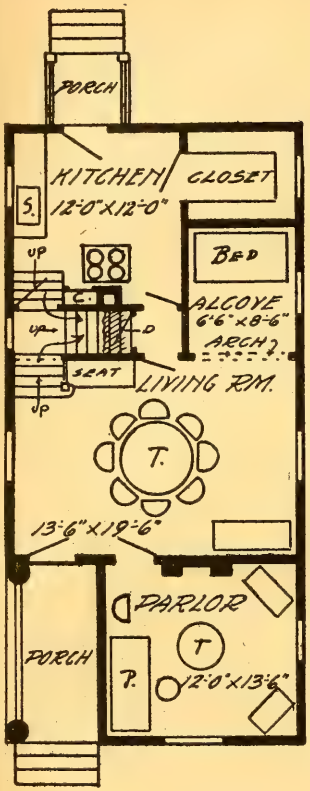
KENNETH—Design; See plans on page 360 and 370.

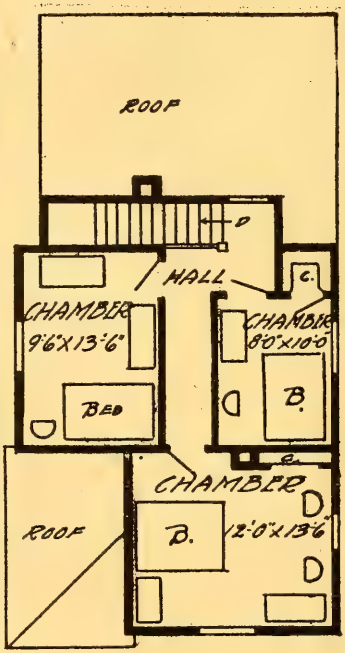
WARWICK—Design; See plans on page 360.

CHAGRIN FALLS COTTAGE.—Design 1776-O: in frame, $380 to $450; plans, $5. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



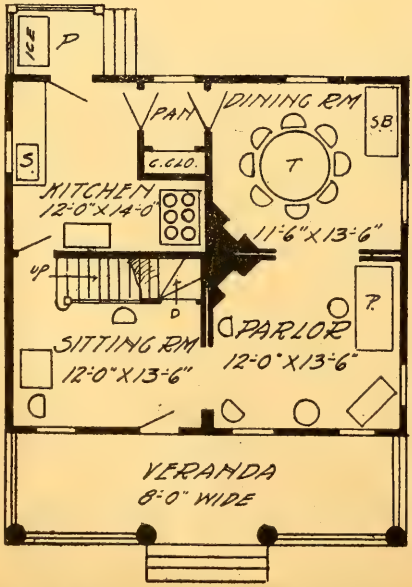


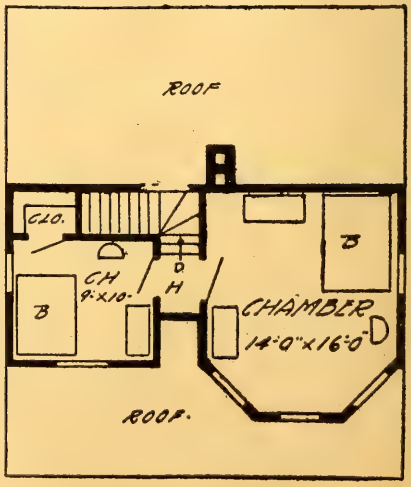
LAWNDALE . . . . . COTTAGE.—

Design 1209M; Size 20.6 x 40 ft.; story heights, 9 ft.; special features; large living room, combination stairs, alcove, and large storage closet. $1290 to $1399; See design on page 363.

ARMANDA . . . . . COTTAGE.—

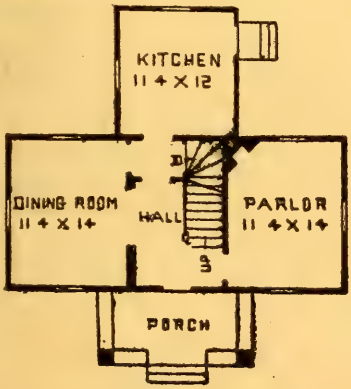
Design 1215-O; size 26 x 25 ft. 6 in.; story heights, 9 and 8 ft.; special features; compact plan; full story tower room; plans $10; See page 65. See design on page 363.

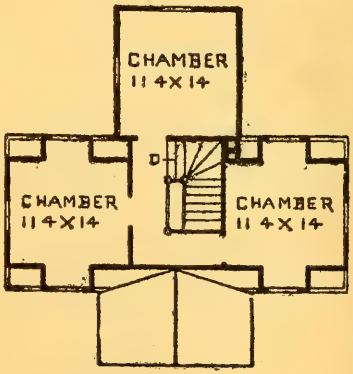




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

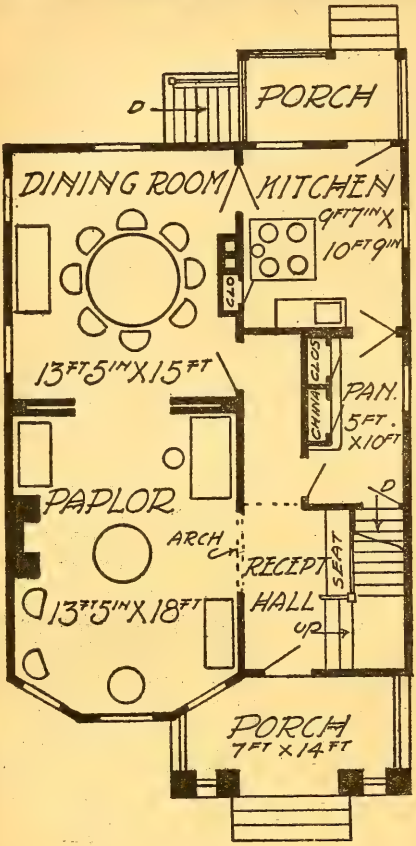
KINGSTON COTTAGE.—Design 1130M; in frame, $750 to $1100; plans, $10; story heights, 9 and 8 ft. (5 ft. side walls) See page 65.

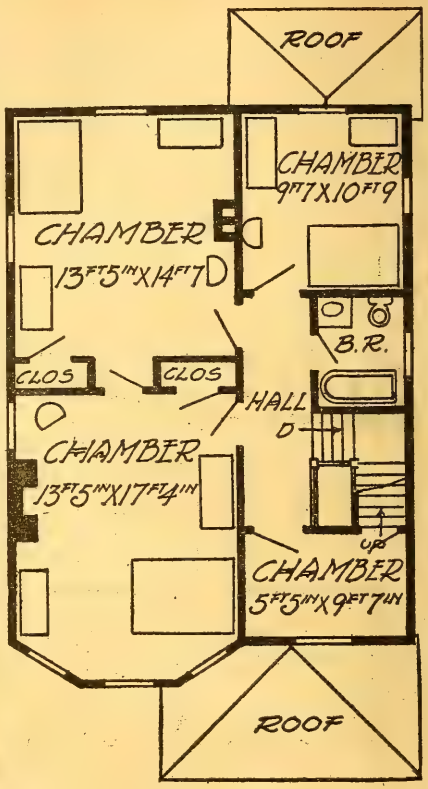




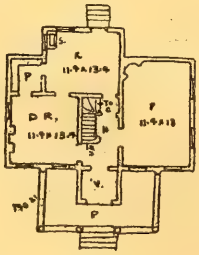
Lowndale Cottage. See plan on page 362.

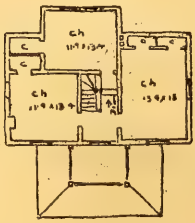
Armanda Cottage. See page 362.





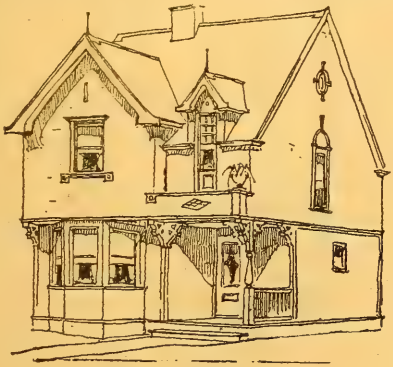
DAFTER RESIDENCE,—Design 100,048-O; size 34.6x32, cost $1030 to $1190; story heights, 1st 9 ft. 6 in. and 9 ft. special features pleasant outlook in front, large pantry, neat design; plans, $10. See page 365.

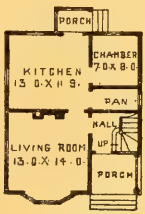


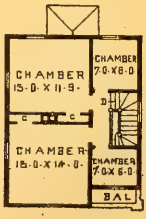


GRAND FORKS RESIDENCE.—Design 583M; in frame; $698 to $750; plans, $15; story heights, 9 ft. 6 in. (cut down at side wall on second story to 5 ft.) See page 65.

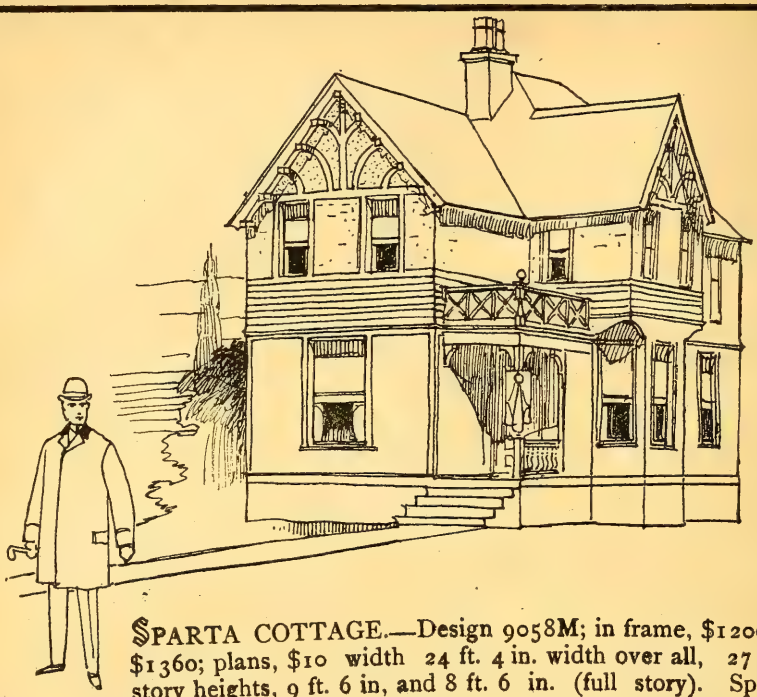
DAFTER RESIDENCE get description from page 364.



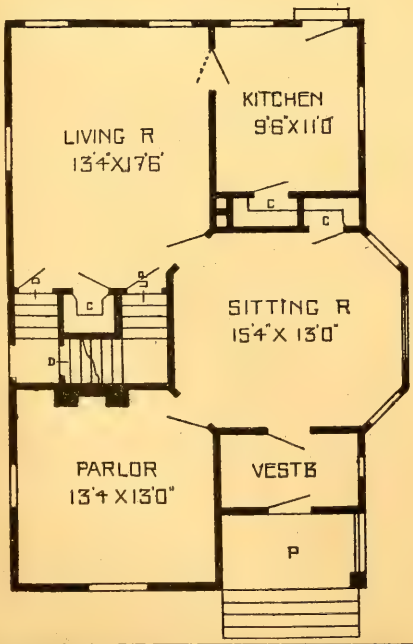


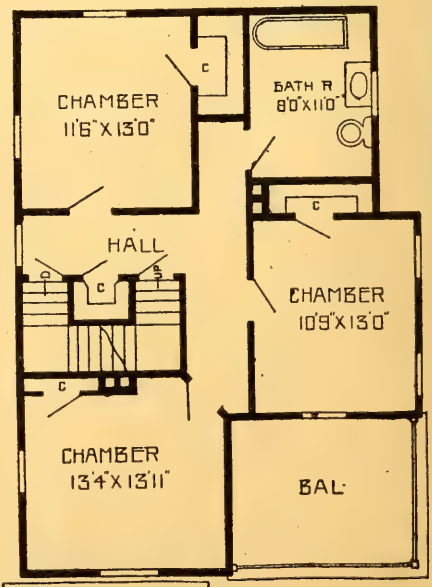


RENO COTTAGE.—Design 4230M: in frame, $45 to $598; plans, $7; width, 21 ft. 6 in. by 27 ft. 2 in.; story heights. 9 ft. 6 in. and 9 ft. Modifications—See page 65.



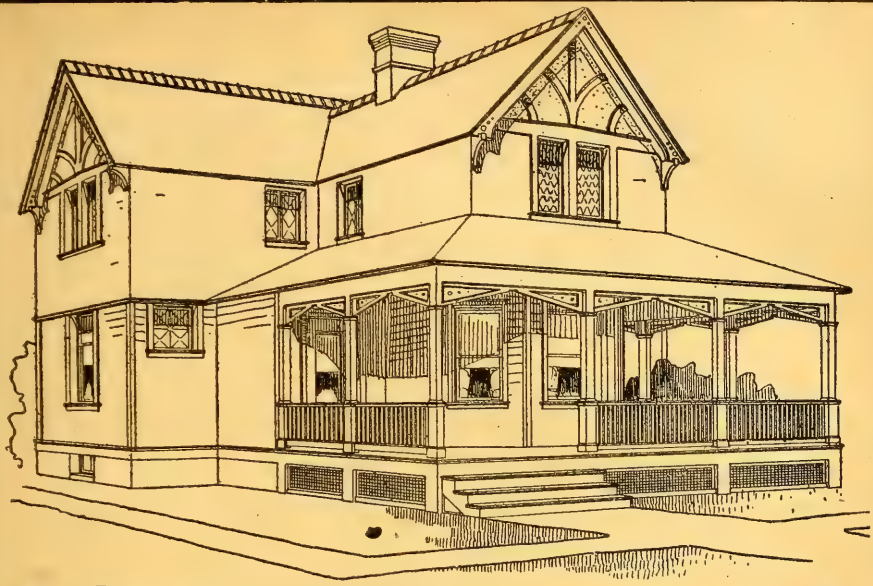
SPARTA COTTAGE.—Design 9058M; in frame, $1200 to $1360; plans, $10 width 24 ft. 4 in. width over all, 27 ft; story heights, 9 ft. 6 in, and 8 ft. 6 in. (full story). Special features: Symmetrical sitting room, large living room out-of-the-way arrangement of stairs, wide vestibule, simple, neat design. See page 65.



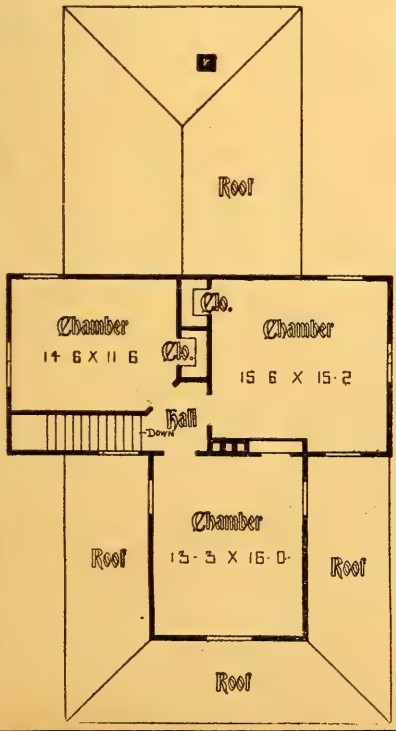


HERBERT C CHIVERS
ARCHITECT-ST LOUIS

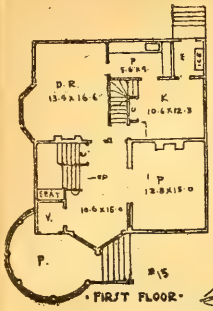
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

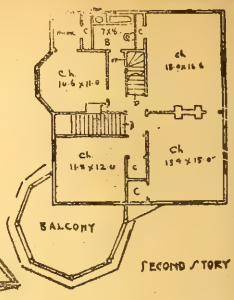


DYERSBURG COTTAGE NO. 2.—Design 6030 O; in frame $1200 to $1398; plans, $5; width over all, 30 ft. 7 in.; story heights, 10 ft. and 9 ft. Special features; well ventilated rooms. See Dyersburg No. 1 on page——See page 65.



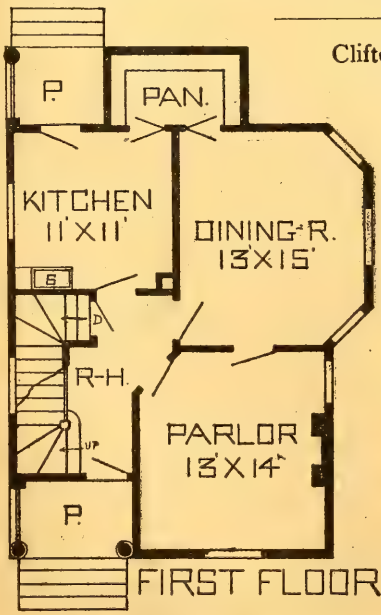
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.





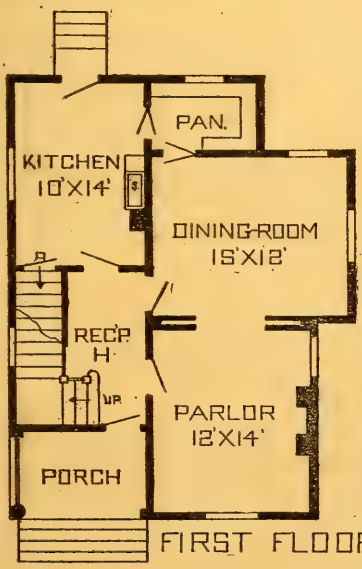
FORT DODGE RESIDENCE,—Design 858M; in frame, $1198 to $1359; plans, $15; story heights; 9 ft. (full story). Special features, Vestibule and bay in reception hall. Sizes, dining-room 13.4 x 16.6., kitchen 10 x 12.6., parlor 13.8 x 15 chambers 10.6 x 11., back chamber 12.4 x 11.6., front chamber 13.4 x 15. and 11.4 x 12. See pege 65.

Clifton Design See page 378 and 369.

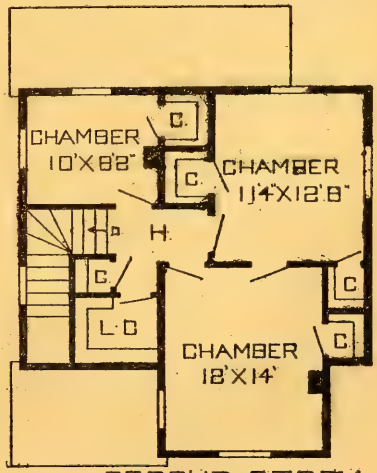


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

HALLTOWN COTTAGE.—Design 881M; in frame, $1095 to $1189; plans, $15; width 23 ft. 6 in by 24 ft. story heights, 9 ft. 6 in. and 9 ft. See page 65.

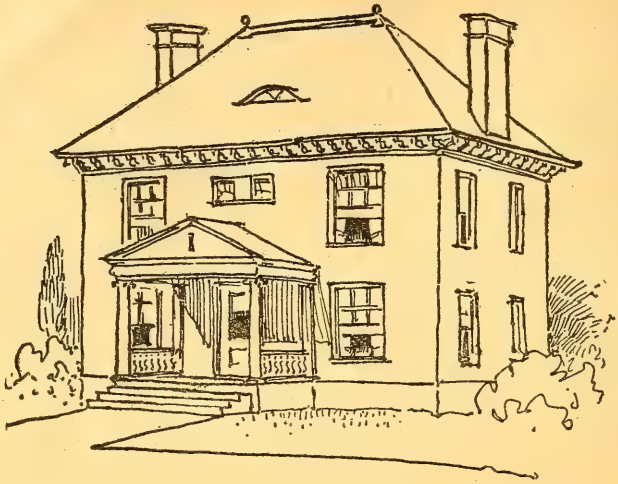


FIRST FLOOR.

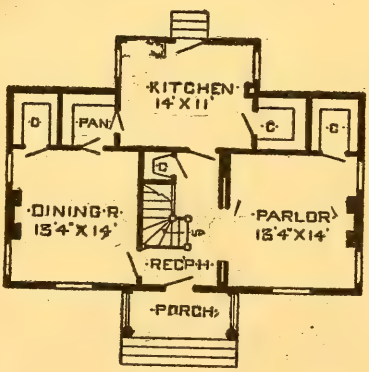


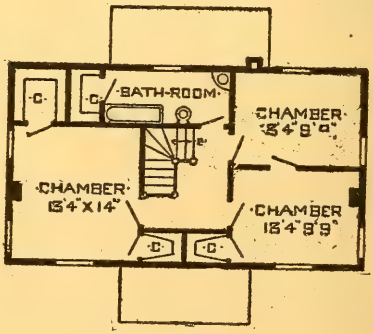
SECOND STORY

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



SENECA COTTAGE.—Design 867-O; in frame, $1290 to $1398; plans, $10; in brick or frame; width 29 ft. by 26 ft. 6 in.; story heights, 9 ft. and 8 ft. 6 in. Special features—Clean-cut, substantial looking Colonial design. See page 65.

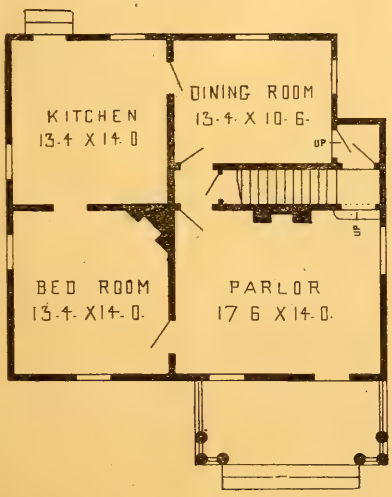


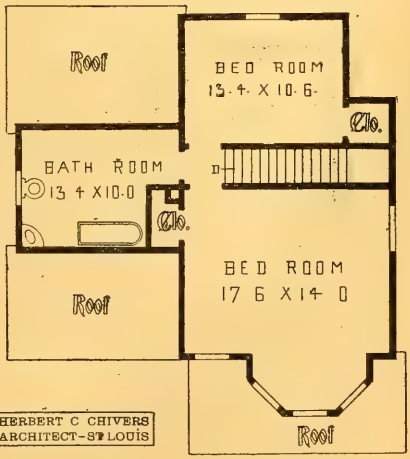


Continued from page 360.

WARWICK RESIDENCE.—Design 1218M; size 31 x 30; cost, $1395 to $1499; combination side entrance to cellar. See page 65.

LARNARD COTTAGE.—Design 9072-O; in frame, $1132 to $1299; plans, $10; width, 32.4 x 29.6; story heights, 9 ft. and 9 ft. (full story). Special features; Bay in front, large bath room. unique design. See page 65.

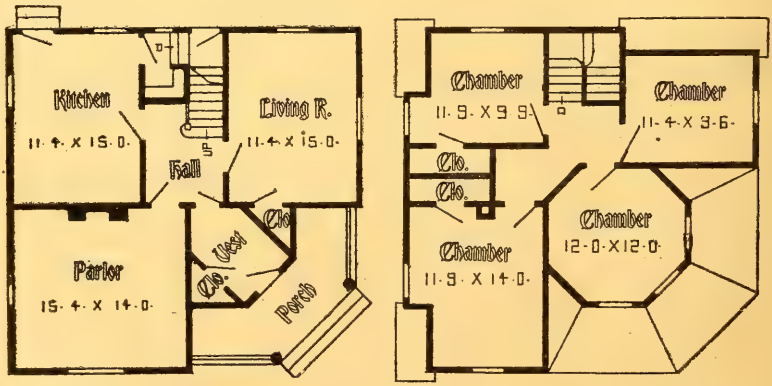


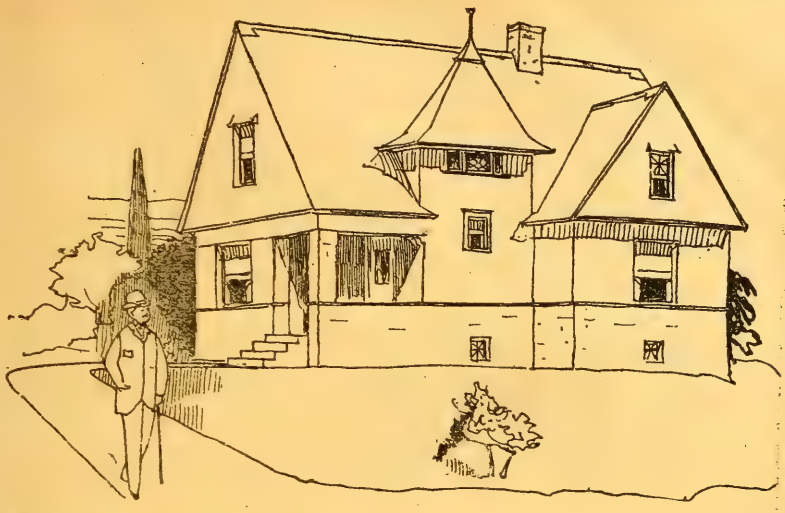


HERBERT C CHIVERS
ARCHITECT-ST LOUIS

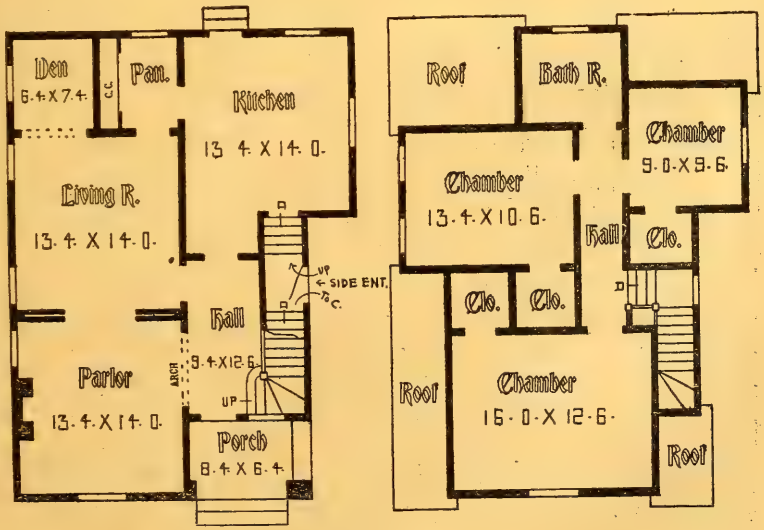
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

CAPE MAY COTTAGE.—Design 1774-O; in frame, $688 to $898; plans, $5; width, 30.4 x 30; story heights, 9 ft. cut down by roof to 6 ft, 6 in.; Special features: Designed for corner lot; well-lighted stairs; grade entrance to cellar. Modifications–Kitchen could be as dining-room, with a 1-story kitchen addition. See page 65.



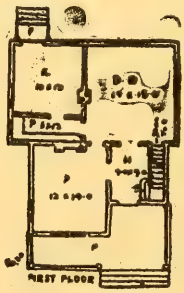


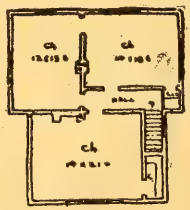
RICHMOND RESIDENCE.—Design 1871M; in frame, $1.298 to $1496; plans, $15; width, 28.2 x 36.19; story heights, 9.6 and 8.6 in nearly full story. Special features; Plain, neat exterior, suitable for stained shingles; combination inside and outside cellar entrance. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

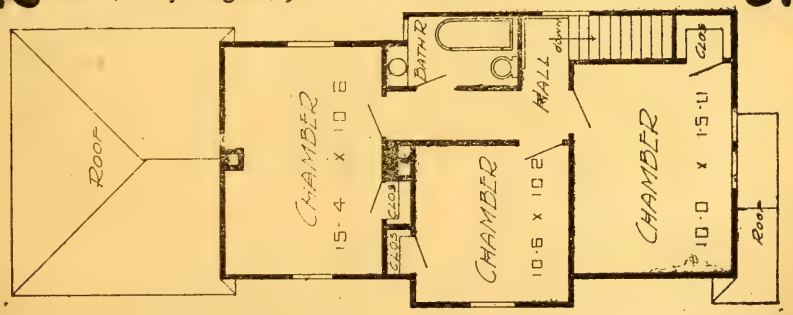
WAGGNER RESIDENCE.—Design 846M; in frame, $1 098 to $1298; plans, $15; width over all, 24 ft. 10 in.; story heights, 9 ft. 6 in.: special features: Plain, neat exterior; sizes of rooms, parlor, 11.4 x 14; dining-room, 13.4 x 14; kitchen, 10 x 12; front chamber, 21 x 14; chamber, 13.4 x 14; chamber, 10 x 12 ft. See page 65.

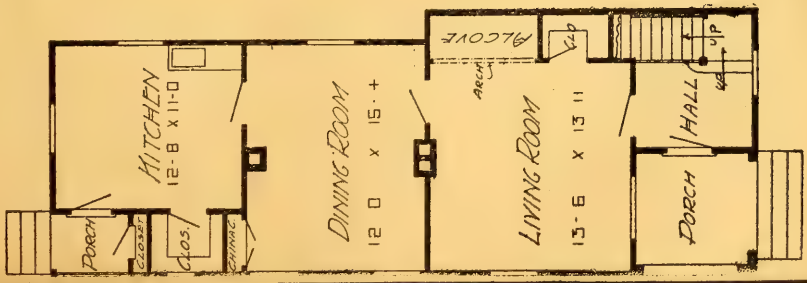




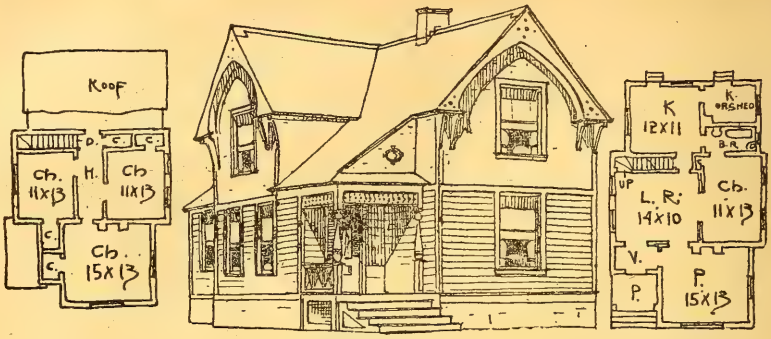
TYNER COTTAGE. Design 9083M; Plans, $15

CLOVER COTTAGE.—Design 9082-O; in frame, $1092 to $1189; plans, $10; width, 18 x 47 ft. 10 in.; width over all, 18 ft.; story heights, 9 ft.

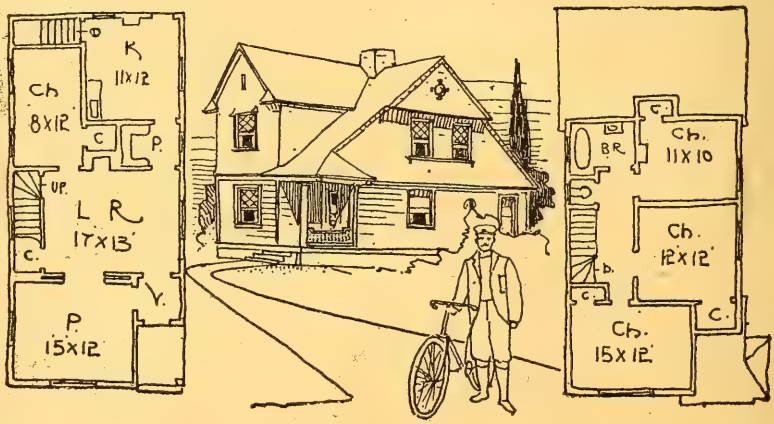




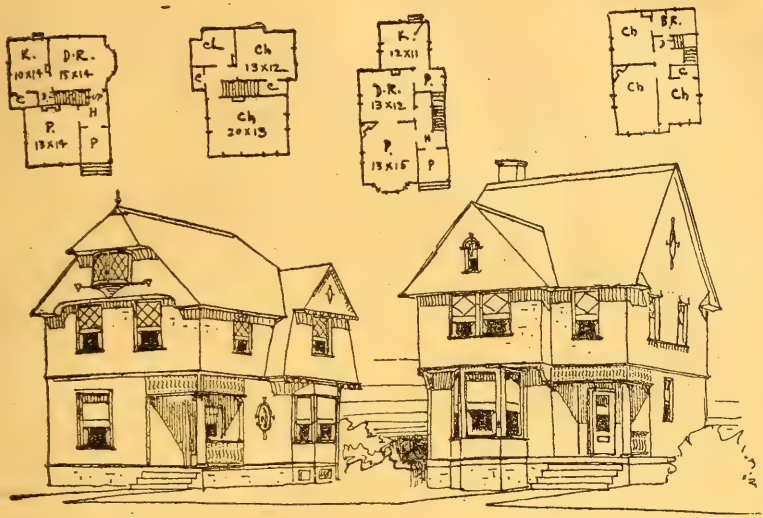
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



JAMAICA RESIDENCE.—Design 1599-O; in frame, $1,285 to $1490; plans, $10; width, 27 x 39 ft.; story heights, 9 ft. 6 in. and 9 ft.; special features; bath room on first floor. See page 65.



GALLATIN RESIDENCE.—Design 1530-O; in frame, $1,190 to $1260; in 9 in. brick, $1399 to $1480; plans, $10 in frame or brick; width over all, 20 ft. 6 in,; story heights, 9.6 and 9 ft.; special features; large living-room, with fire-place; chamber convenient to living-room; a very picturesque house when built; modifications; Can furnish plans, with cellar entrance at grade, connecting with the regular cellar stairs by a swinging door. See page 65.



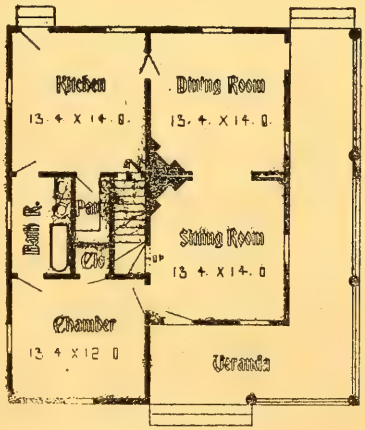
Strangton Design 1061-O; cost $1090 to $1200; size, 28.9 x 33; story heights, 9 ft Plans, $5;

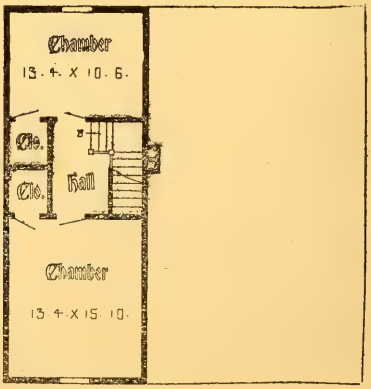
Orrville Design 9081M; cost in frame, $1124 to $1240; plans, $15.

Strang Design 9080-O; cost $1090; full story heights, 9 and 8 ft.; plans $5.

Harthorn Design 9082M; cost in frame, $692 to $840; plans $15.

BUTLER RESIDENCE;—Design 1879M; in frame, $1298 to $1299; plans, $15; width, 28.2 x 38 ft.; story heights, 9 ft. side-walls cut down to 5 ft. 6 in.; special features–Large varanda; suitable for a country home; simple and practical roof construction. See page 65.

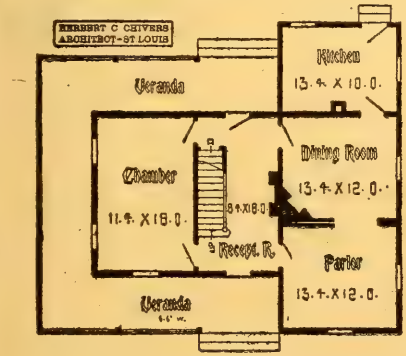


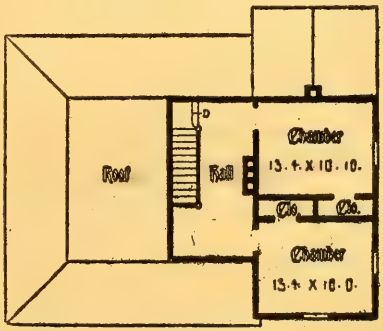


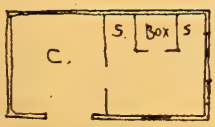
See page 368.

CLIFTON COTTAGE.—Design 883R; in frame, $1098 to $1299; plans, $15; width, 25.6 x 30.6.; story heights, 9 ft.; See Halltown plan on page 369 for design.

JAMESVILLE RESIDENCE. Design 1883M; in frame $1,398 to $1445; plans, $15, width, 36 x 36 ft. 6 in.; width over all, 44 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story). Special features; a good farm-house design; wide fire-place in hall. See page 65.

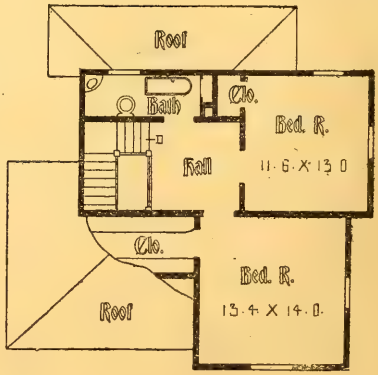




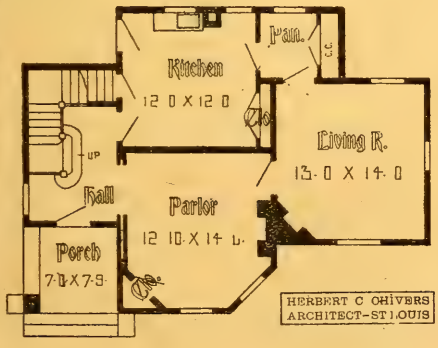


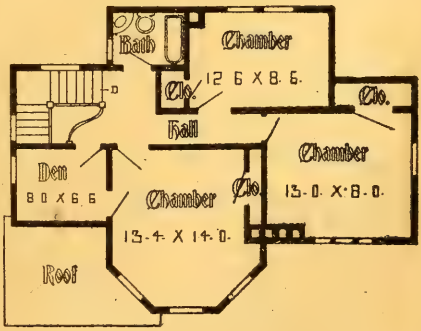
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

CHERRYVILLE COTTAGE.—Design 19580; in frame, $1196 to $1298; plans, $10; width over all, 34 ft.; story heights 9 ft. 6 in. and 8 ft. 6 in.; full story in front chamber; special features; Simple and practical porch, neat detail work. Free from cheap ornamentation; a neat clean cut exterior. See page 65.

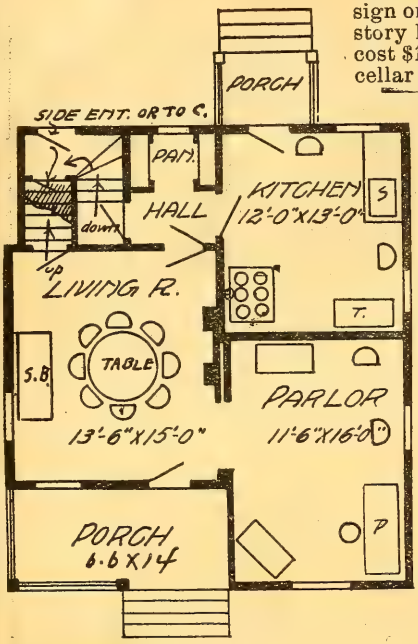


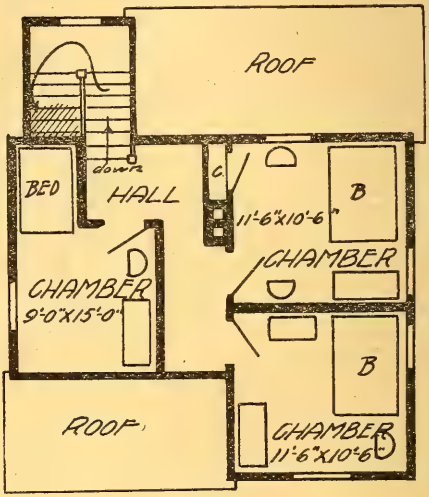
NEW ROCHEALE RESIDENCE.—Design 1880M; in frame, $1296 to $1399; plans, $10; width, 36 ft. 4 in. by 27 ft. 6 in.; story heights, 9 ft. and 9 ft. Special features:—Striking chimney effect' would look well in brick. wide imposing frontage. See page 65.



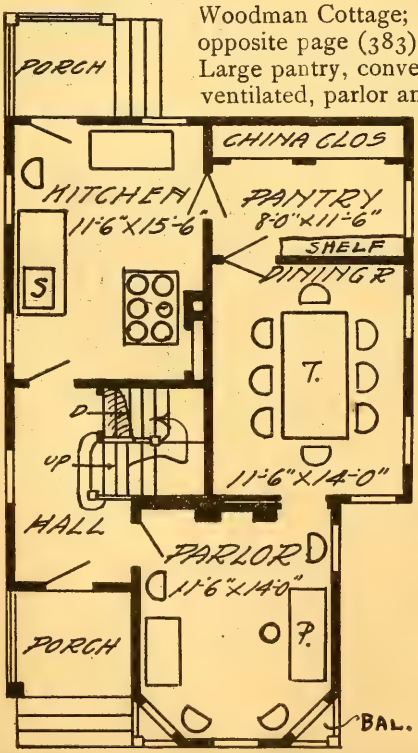


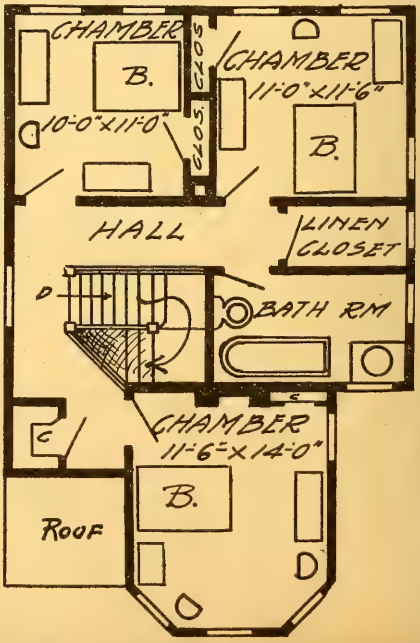
Jeneva Cottage, Design 1218M; plans, $10; see design on opposite page (383); size, 27 x 30 ft. 6 in. story heights, 9 ft. 8 in.; front chamber full story; cost $1190 to $1499; Special features; combination cellar entrance. See page 226.





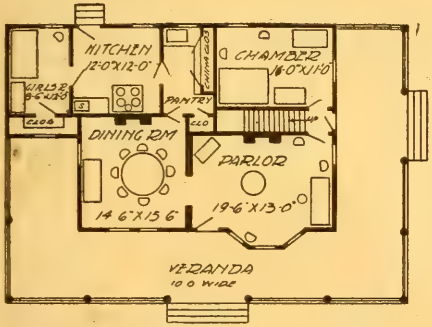
Woodman Cottage; Design 1221M; plans, $10; see design on opposite page (383); size 24 ft. 6 in. x 38; story heights, 9 ft.; Large pantry, convenient stairs, good size bath room, well ventilated, parlor and front chamber; cost, $1092 to $1198.

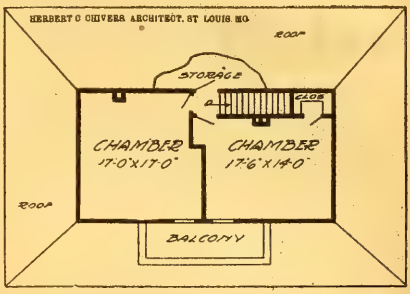




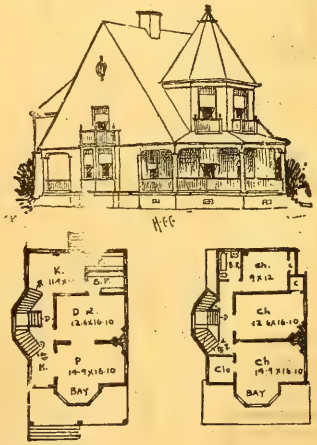
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

DU PUE COTTAGE.—Design 100,029M; cost $1390 to $1492; size, 46 x 29; extreme width, 56 ft.; special features; plain, practical roof, home-like exterior. Plans, $15. See page 65.





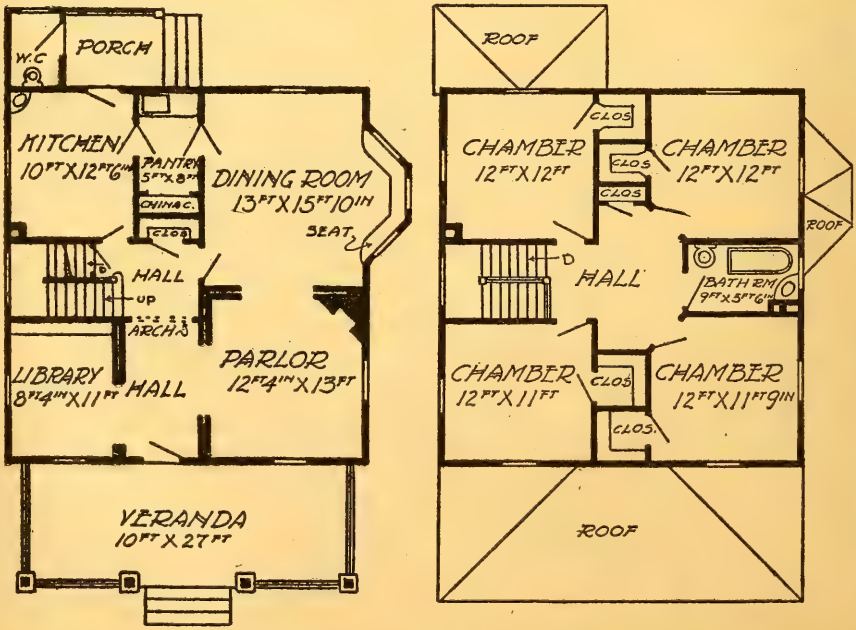
JENEVA Design. See page 382.



Woodman Cottage. See page 382.

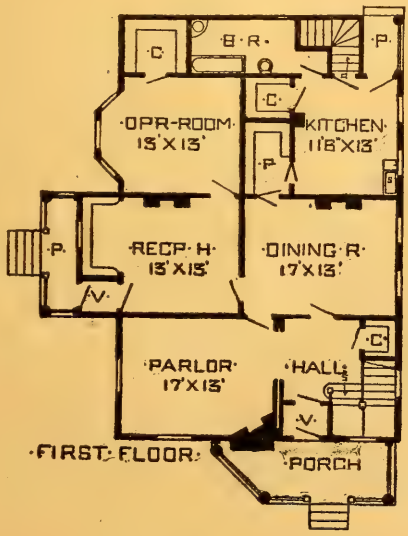
VINTON COTTAGE.—Design 4528 M; in frame, $1399 to $1369; plans, $5; story heights, 9 ft. and 8 ft. 6 in. See page 65.

EULA RESIDENCE.—Design 100,042-O; cost $1392 to $1498; story heights, 9 ft. 6 in.; size, 30x31; special features, large bay to dining-room. See page 225. Plans, $10, a very compact house, suitable for a parsonage.

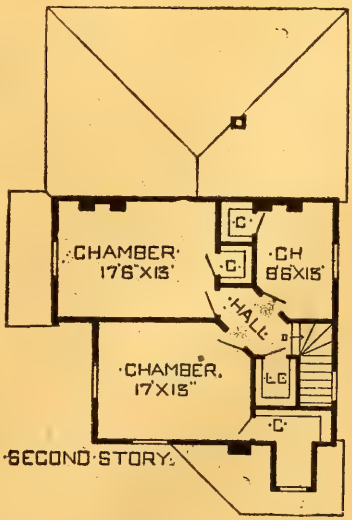


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

PHYSICIAN'S RESIDENCE.–Design 855 M; in frame, $2,098 to $2,490; plans, $15; width, 30 ft. by 47 ft. 6 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special features; A good corner-lot design, with physician's office and operating room at side. See page 65.



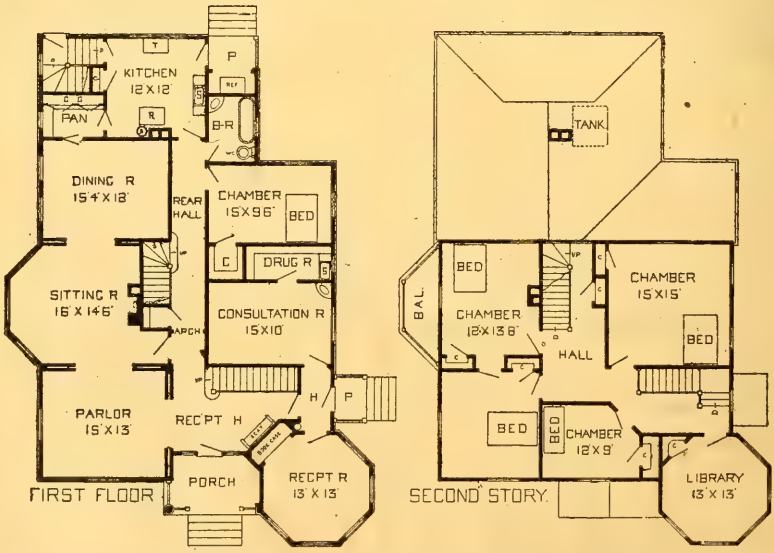
FIRST FLOOR



SECOND STORY

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

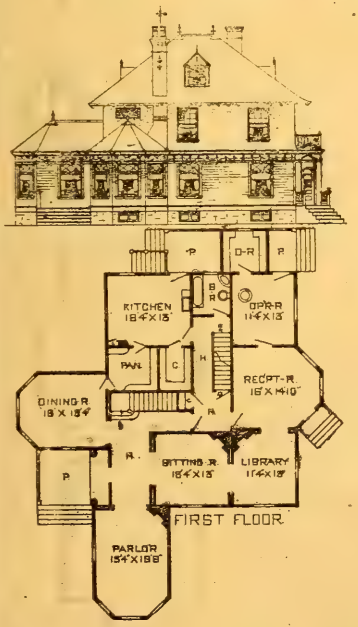
PHYSICIAN'S RESIDENCE.—Design 1290 M; in frame, $2,590 to $3,260; plans, $25; width, 37 ft.; width over all, 40 ft.; story heights, 10 ft. See page 65.

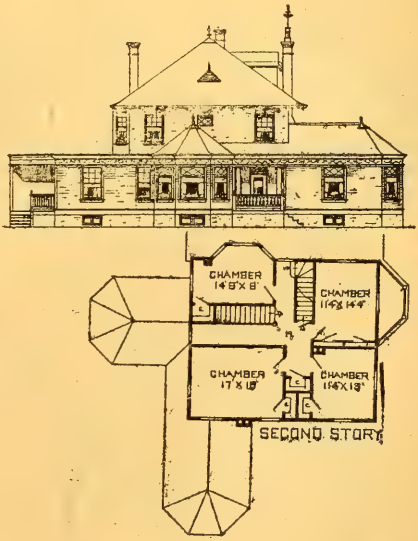


I am very much pleased with the plans sent and will send you a photo of house at an early date. HARRY SAYLER, Monte Vista, Colo.

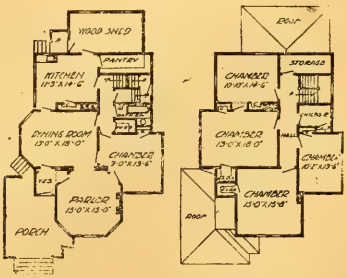
WATTS RESIDENCE.—Design 1558 M; in frame, $1,360 to $1,600; plans, $10; width over all, 38 ft.; story heights. 9 ft. 6 in. and 8 ft. 6 in. (full story). Special features: Nook, seat and fire-place in library; plain stained shingle design; neat tower See page 65.

PHYSICIAN'S RESIDENCE.—Design 4227 M; in frame, $2,500 to $2,998; plans, $25.

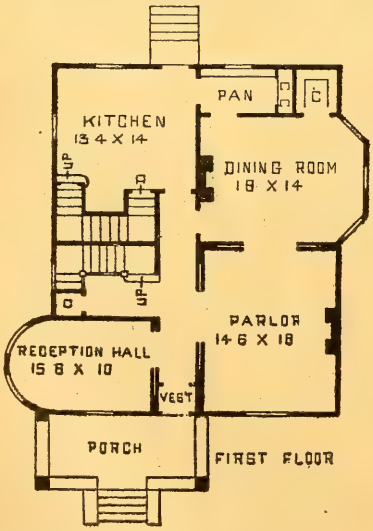


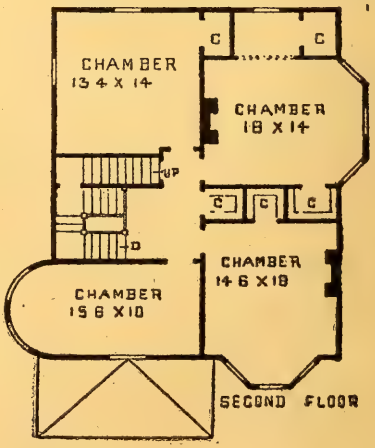


DULANEY RESIDENCE.—Design 34 M; cost $2,390 to $2,499; size, 37 ft. 10 in. by 54 ft. 10 in.; story heights, 10 ft. Similar design to Jackson Residence. See page 391.



ORANGE GROVE RESIDENCE.—Design 1045 M; in frame, $2000 to $2498; plans, $20; width over all, 37 ft.; story heights, 10 ft. See page 65.

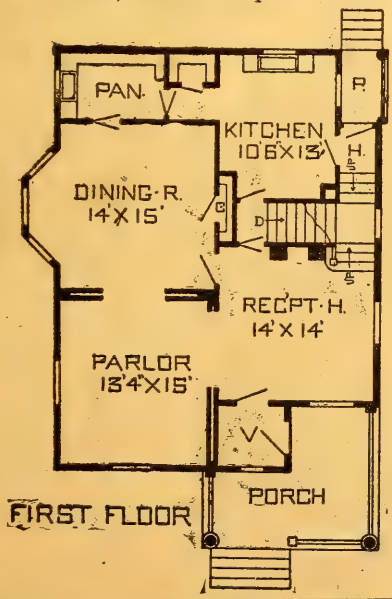


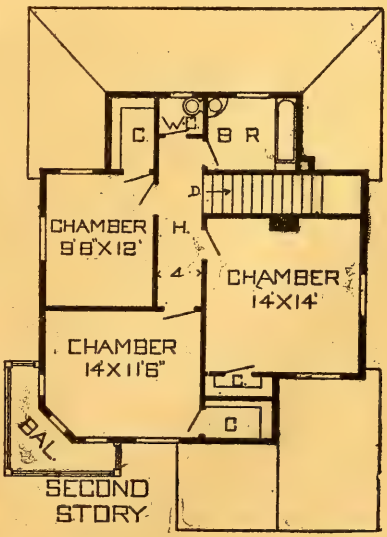


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

PHILADELPHIA RESIDENCE.—Design 866-O; in frame, $1798 to $2198; in brick veneer, $2200 to $3500; plans, $20. See page 65.

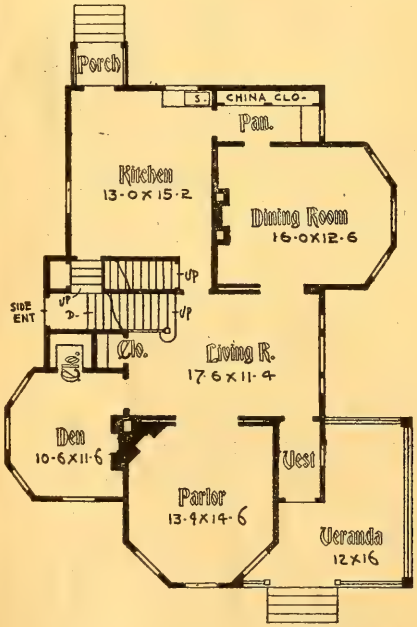
PHILADELPHIA RESIDENCE.—No. 2, Westling design, with 13 ft. 8 in. by 13 ft. dining-room, with 8 x 9 den where pantry is, with 5 x 8 serving pantry where kitchen closet is, with additional 10 x 12 chamber, over dining-room with 4 ft. stairs, with entire plan reversed.

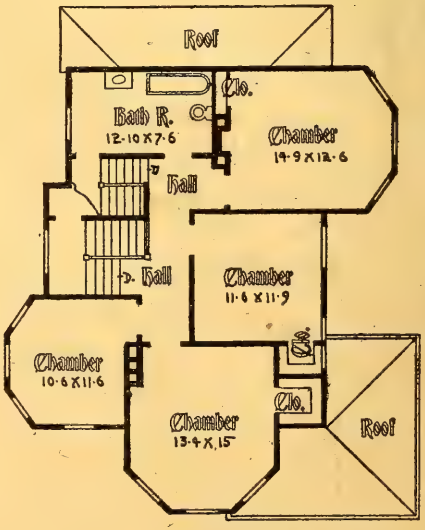




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ALTON RESIDENCE.—Design 6026-O; in frame, $2,198 to $2,498; plans, $15; width over all, 37 ft.; story heights, 9 ft. 6 in. Special features: Large living-room; combination inside and outside cellar stairs, with door at platform, one step above grade. See page 65.



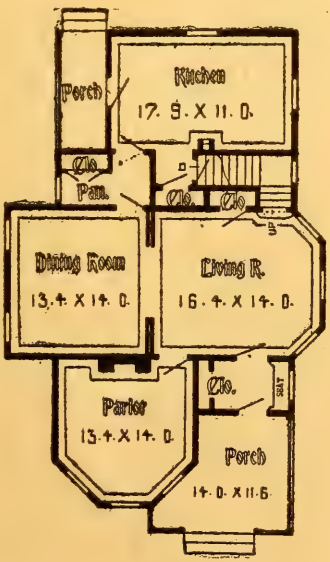


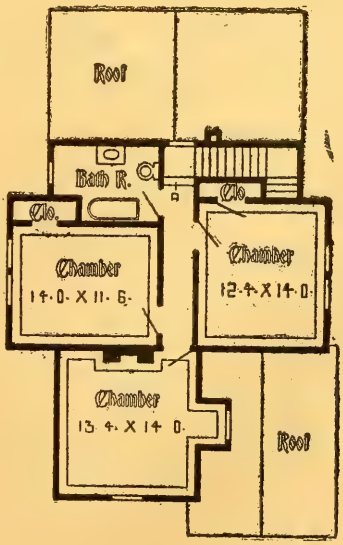
We are more than pleased with our home. It is complete in every detail. In fact we would wish for no improvement. We feel that we have the most convenient and modern home in Northern Missouri.

S. L. BROCK, (Dry Goods), Macon, Mo.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

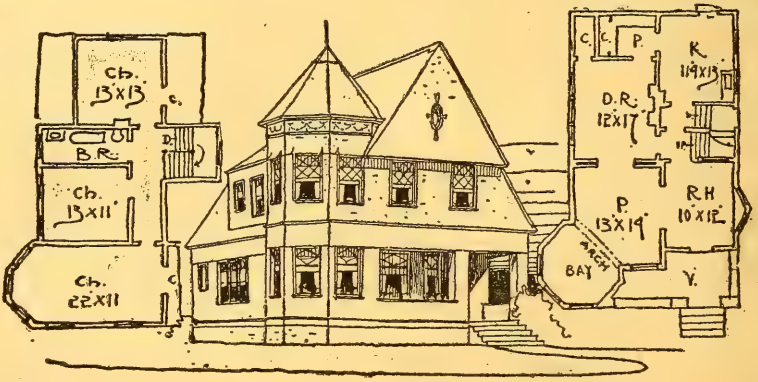
JACKSON RESIDENCE. — Design 1882 M; in frame, $1,878 to $1,998; plans, $15; width over all, 41 ft. 8 in,; story heights, 9 ft. 6 in. (cut down at eaves to 7 ft. 6 in. side walls). Special features: Neat; attractive roof arrangement, covering porch; a well-balanced cottage-like design. See page 65.



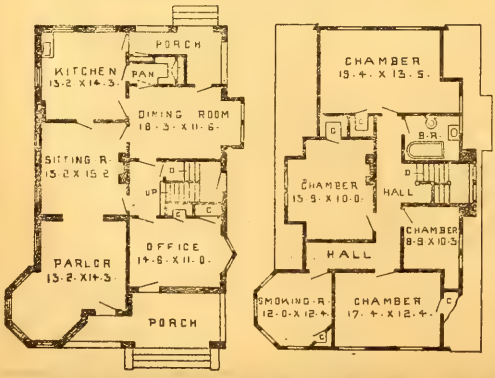


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ALTOONA RESIDENCE.—Design 1570 M; in frame, $1264 to $1599; plans, $15; width over all. 31 ft.; story heights, 9 ft. 6 in. See page 65.

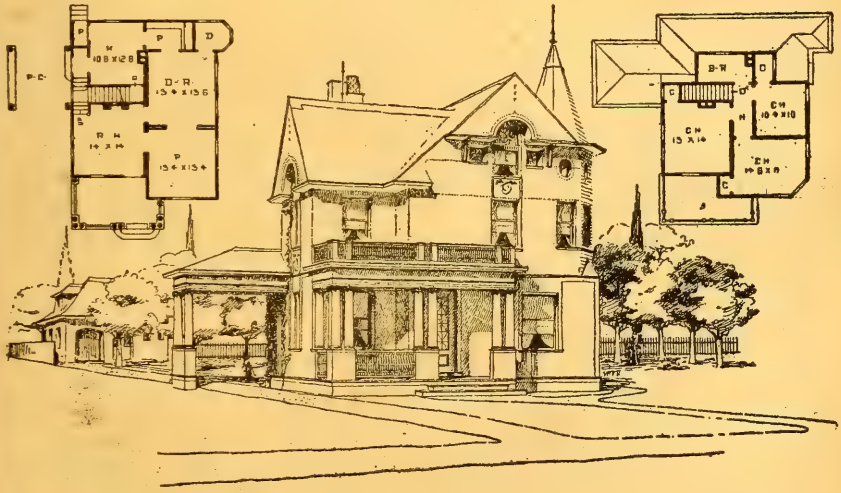


FOWLER RESIDENCE.—Design 1538-O; in frame, $1264 to $1500; plans, $10; width. 24 ft. 19 in. x 40 ft.; width over all, 29 ft.; story heights, 10 ft. and 9 ft. 6 in. Modifications; See index for Fowler plan revised. Can furnish $10 plans with brick first story and frame second story. (Erkermeyer Design). See page 65.



FLEMING. — Design 25-O; cost same as Fowler in brick and frame, $1692 to $2149; size 29 ft. 7 in. x 51 ft. 9 in.; width over all, 36 ft., heights. 9 ft. and 8 ft. 6 in. Plans, $15. See page 65.

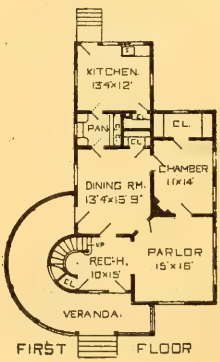
WESTMINISTER RESIDENCE.—Design 1535 M; in frame, $1000 to $1398; plans. $10; width, 27 ft. 6 in. x 37 ft.; width over all, 33 ft.; story heights, 9 ft. 6 in. (second story walls cut down by roof to 5 ft. 6 in. See page 65.



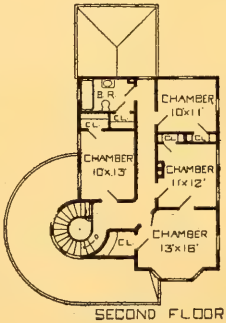
ELMIRA COTTAGE.—Design 1558-O; in frame, $1276 to $1479; width 29ft. 4 in.; story heights, 9 ft. 6 in. (full second story). Special features: den or conservatory to dining-room. Porte-cochere; side entrance; in expensive tower. See page 65.

House came out all right as per plans furnished by you. Am pleasantly surprised, with general appearance.—D. M. Spicer, Tiffany, Wis.

MAGNOLIA RESIDENCE.—Design 904 M; in frame, $2180 to $2290; plans, $15: story heights, 10 ft. Special features, plain neat exterior; parlor, 13 x 18; library, 12 x 15; dining room, 16 ft. x 12 ft. 6 in.; kitchen 13x13. See page 65.



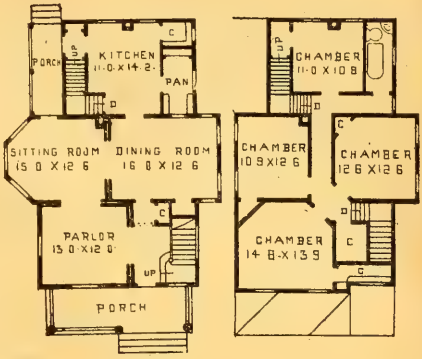
FIRST FLOOR



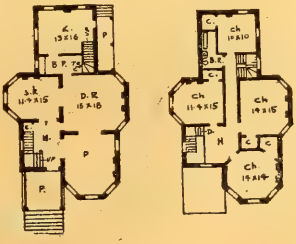
SECOND FLOOR

FRONT

OLIVERVILLE RESIDENCE.—Design 4372M; in frame, $2199 to $2386; plans, $15; width, 25 ft. 10 in.; width over all, 32 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story). Special features, Tower and circular porch. See page 65.

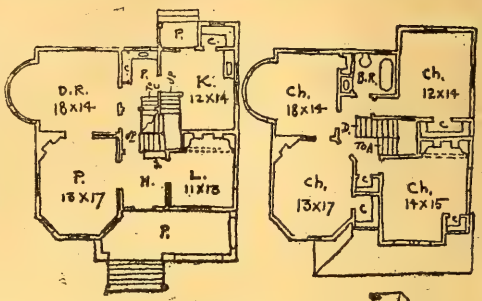


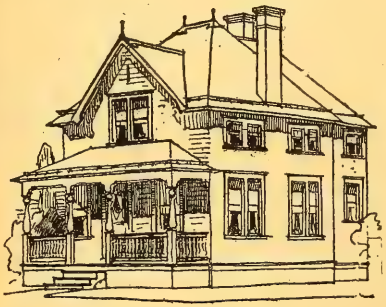
MYERSBURG RESIDENCE.—Design 198-O; in frame, $1,899 to $2,190; plans, $15; width over all, 28 ft. 2 in.; story heights, 10 ft. See page 65.

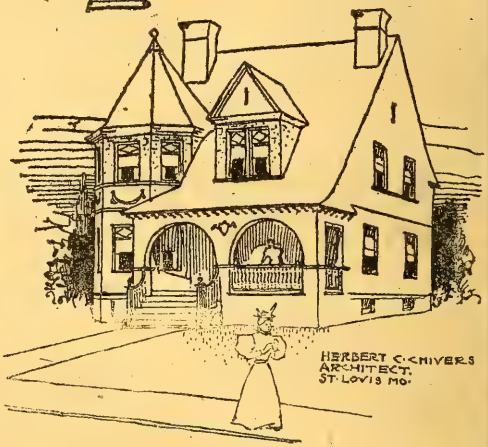


RICHARDSON RESIDENCE.—Design 409M; in frame, $2,240 to $2,569; plans, $15. See page 65.

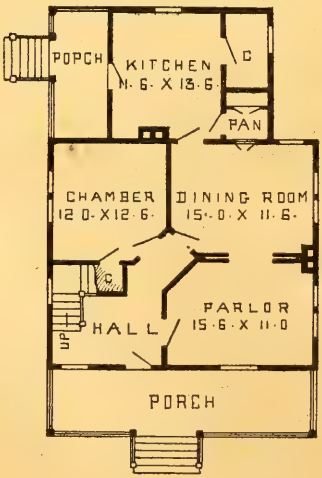
KENT RESIDENCE. — Design 889M; in frame, $1,950 to $2,400 plans, $15; witdth 35 ft; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story). Special features. Plain, neat exterior; combination stairs. See page 65.

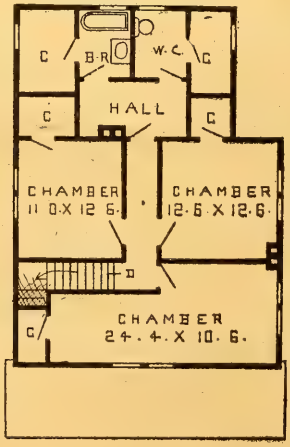


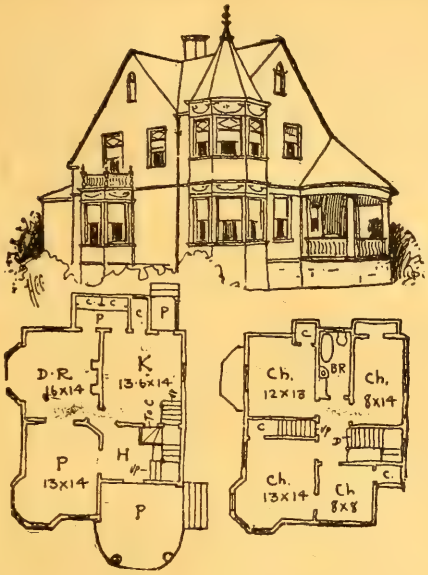




GOODLAND RESEIDENCE. — Design 9686-O; in frame, $1,280 to $1.360; plans, $10; story heights, 9 ft. 6 in. and 8 ft. 6 in. (cut down by roof to 5 ft.) See page 65.

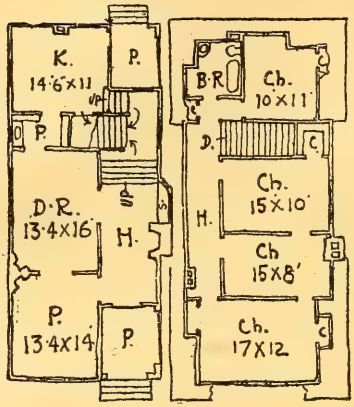




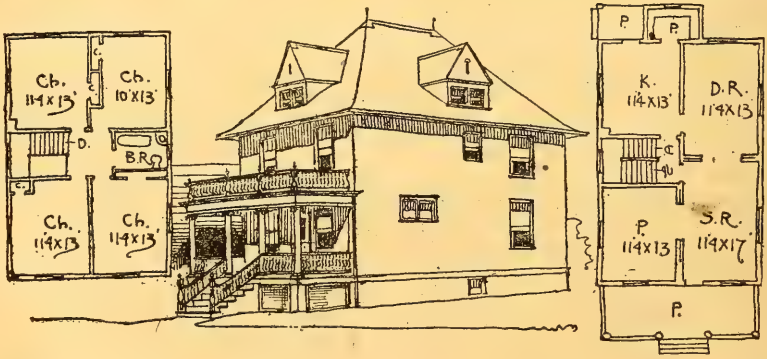


CHAMPAIGN RESIDENCE.—Design 901-O; in frame, $1,292 to $1,414; plans, $19; width, 28 ft.; story heights, 9 ft. 6 in. Modifications: Can furnish this with octagon porch. See page 65.

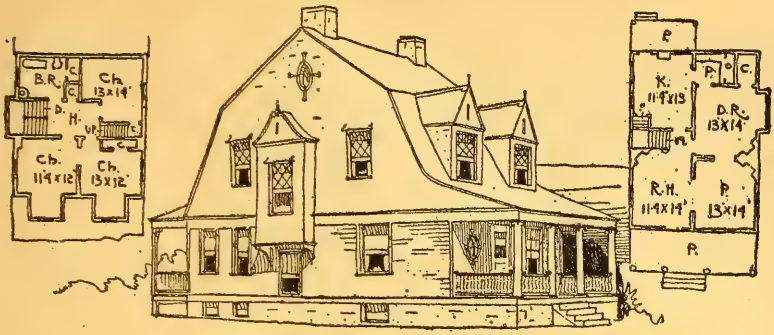
BUSHFIELD RESIDENCE.—Design 1527-O; in frame, $1,298 to $1,498, plans $15; width over all, 23 ft. 6 in. story heights, 9 ft. 6 in. See page 65.



JOSLIN RESIDENCE.—Design 909M: in frame; $1,199 to $1,308; plans $15; width 22 ft. 6 in.; story heights; 9 ft. and 8 ft., cut down by roof to 6 ft, at walls. Special features, Rustic chimney; bay window and seat in hall; combination stairs. See page 65.

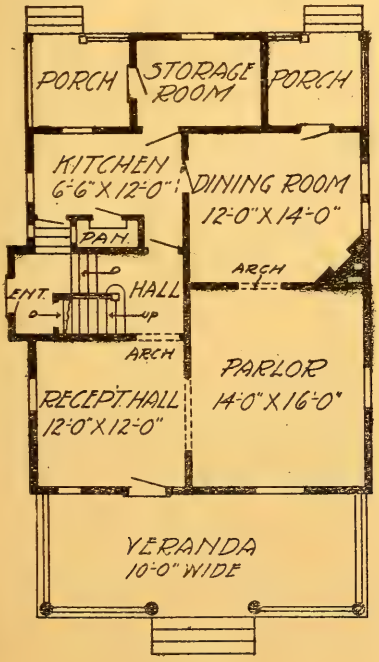


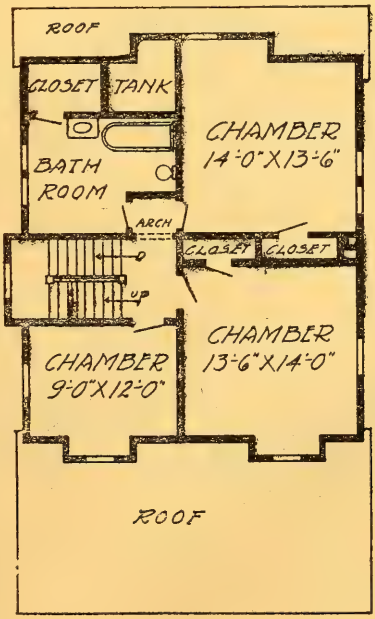
WAVERLY RESIDENCE.—Design 1560-O; in frame, $1,198 to $1,389; plans, $15; width, 24 ft. 8 in. by 32 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special Features; Plain neat exterior. See page 65.



LOWELL COTTAGE.—Design 1523-O; in frame, $1298 to $1490; plans, $10; width, 25 ft. 8 in. x 34 ft. 4 in.; story heights, 10 ft. and 9 ft. (full story). Special features—Simple and attractive roof. See page 65.

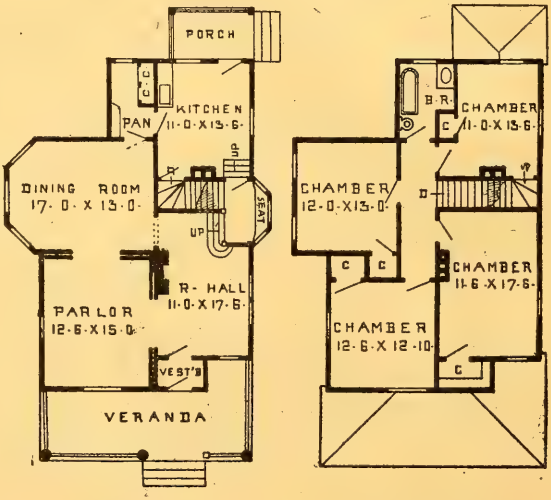
LOWELL Plan No. 2, Staubber residence, with 12 x 12 Reception Hall, 14 x 16 Parlor, 14 x 12 Dining-room, with 7 x 7 rear porch, 12 x 9 Kitchen and 10 x 7 Storage-room or Servants room opening into kitchen with three good size chambers above: 9 ft. story heights: cut down to 6 ft. front and rear.





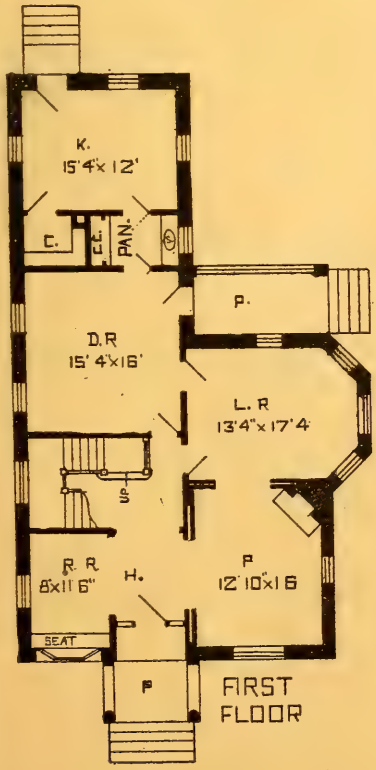
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

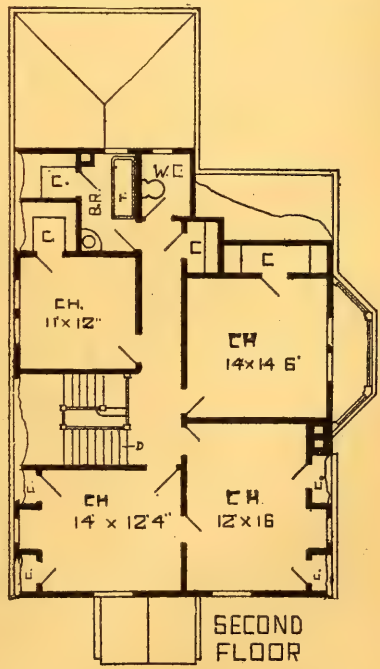
PIQUA RESIDENCE.—Design 8080M; in frame, $1898 to $1996, plans, $15; story heights, 9 ft. 6 in. Special features: Neat combination stairs with seat and bay; well-ventilated dining-room. See page 65.



I notice in particular your speaking of "Architect-builder" I recognize architecture as a special calling, and a noble calling at that. One of these so-called architects could not build a wood-shed for me. Your work is well thought of out here.—Frank Williams, Everett, Wash.

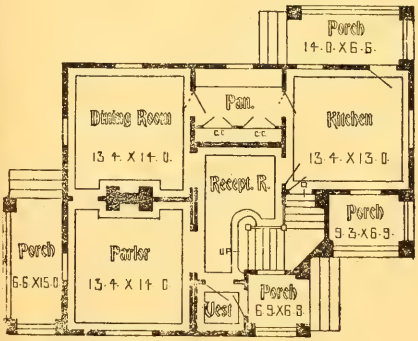
SYLVAN RESIDENCE.—Design 1025M; in frame and stone, $2500 to $3000; plans, $15; story heights, 10 ft. and 9 ft. See page 65.

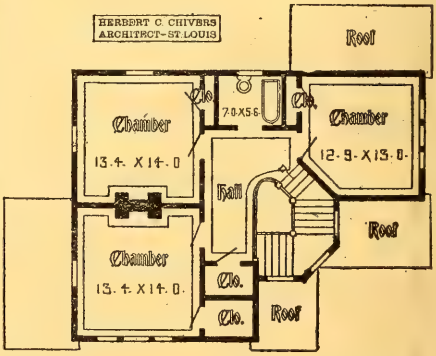




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

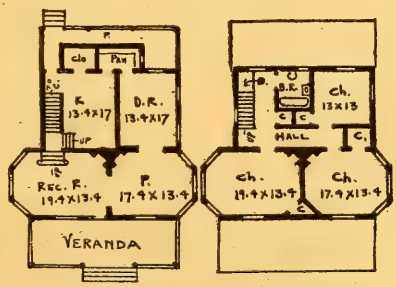
VICKSBURG RESIDENCE.—Design 1870M; in frame, $1589 to $1798; plans, $25; story heights, 9 ft. 6 in. and 8 ft. 6 in.; full story. Special features: Designed for stained shingle effett. See page 65.





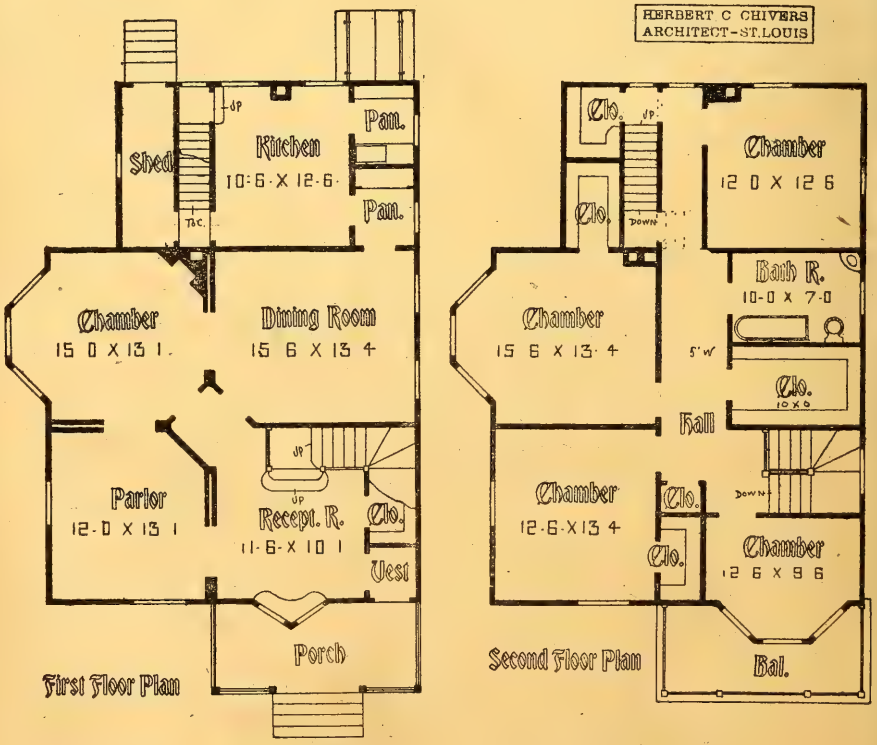
The plans which you furnished me for my house were all right in every way and were entirely satisfactory. I can heartily recommend the plans drawn by you to any person intending to build.—Wm. H. Gilmartin, Bloomington, Ill.

PIALSCHIE RESIDENCE.— Design 856M; in frame, $1,398 to $1,590; plans, $15; width over all, 38 ft. 2 in.; story heights, 9 ft. 6 in. in the clear. Special features: Bay windows at side; four rooms in front; four fire-places. See page 65.

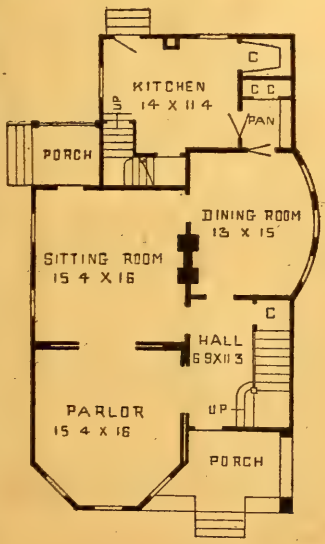


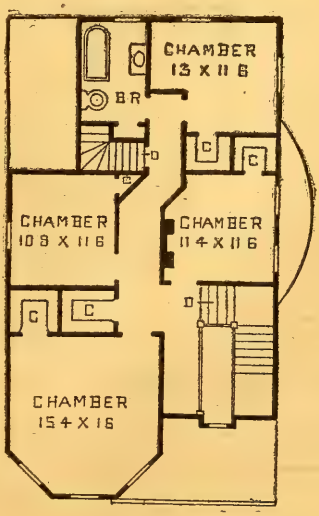
I do not believe that I could be better suited with an architect's plan than I was with yours, W. F. BROWN,
(Secretary Tuckahoe Mineral Springs Co.), North Cumberland, Pa.

MANISTEE RESIDENCE.—Design 6024-O; in frame, $1,890 to $2,290; plans, $20; width, 29 ft, 6 in. by 42 ft.: width over all, 32 ft. 6 in.; story heights, 9 ft. 6 in. Special features: Attractive reception hall; large dining-room. See page 65.

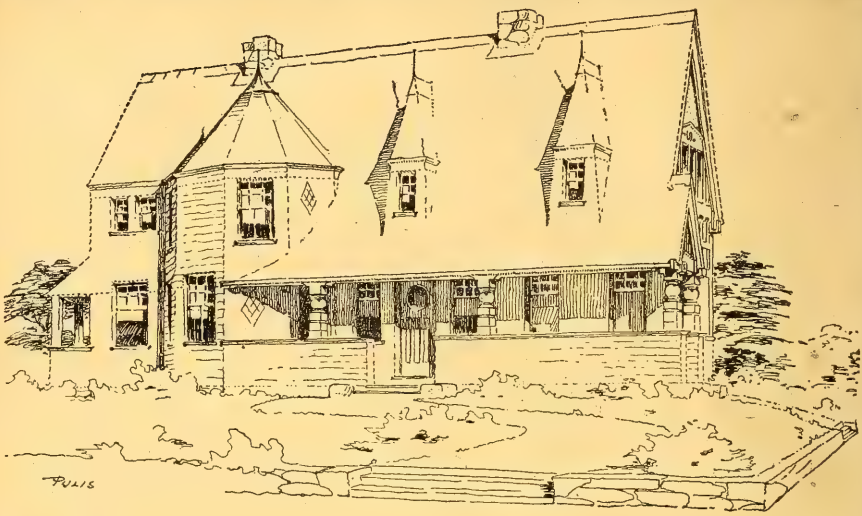


MAERENGO RESIDENCE. — Design 1069-O; in frame, $1,800 to $2,298; plans, $15; width, 28 ft. 8 in.: story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story). Attractive designs in stained shingles to second story. See page 65.

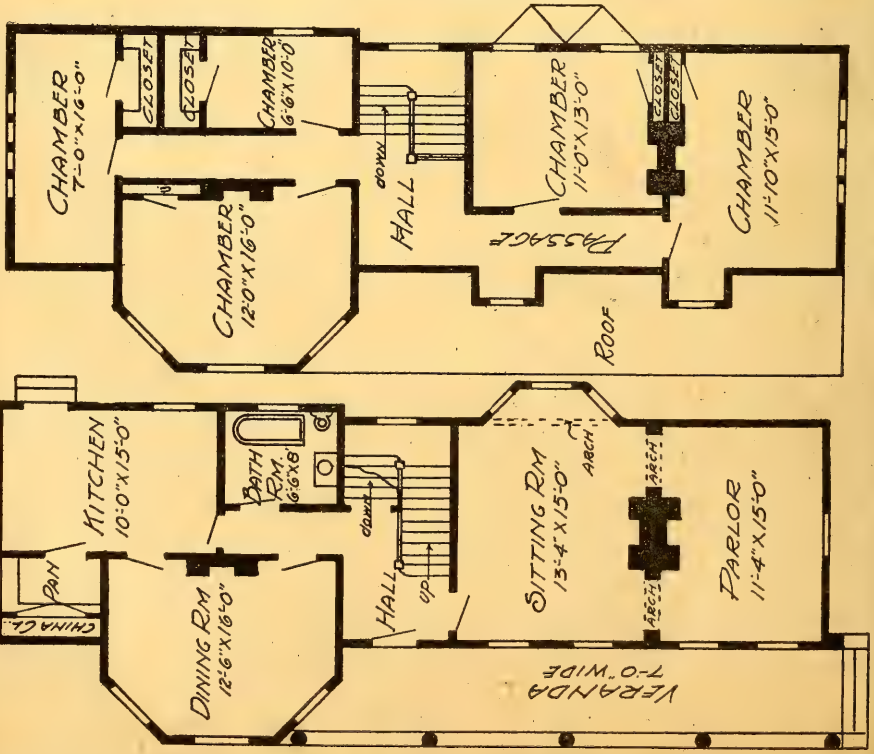




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

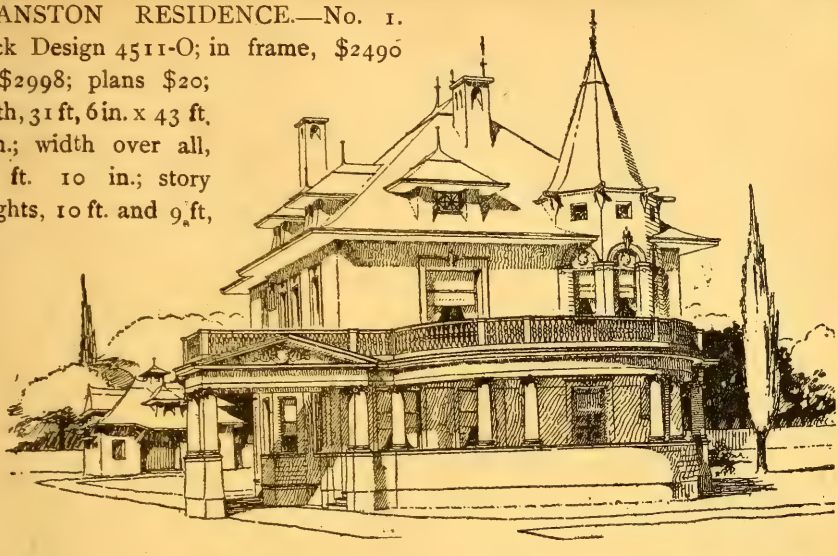


LAKESIDE RESIDENCE.—Design 2998 M; in frame, $2,090 to $2,198; plans, $25; story heights, 9 ft, 6 in. and 8 ft. 6 in. (full story). Special features: Wide imposing frontage; good for seashore. See page 65.

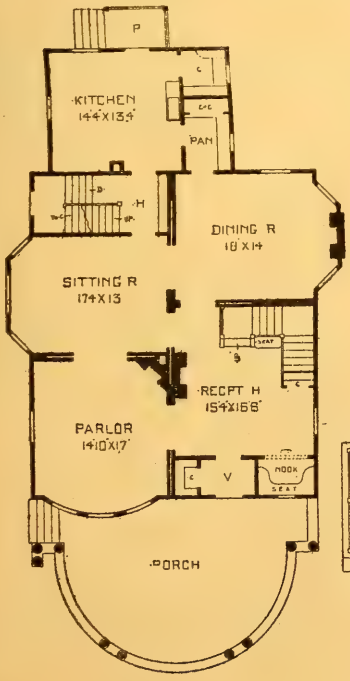


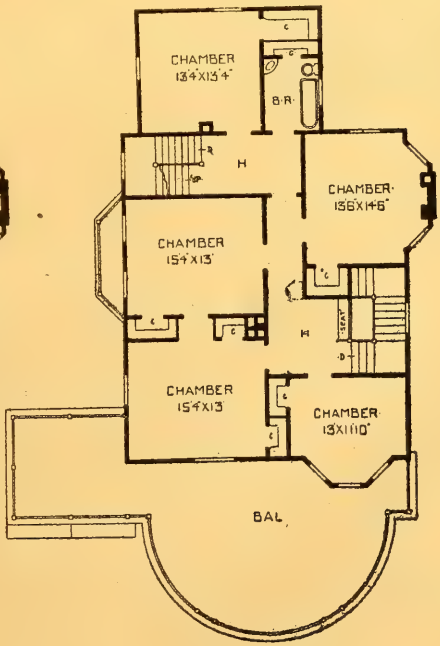
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

MANSTON RESIDENCE.—No. 1. Brick Design 4511-O; in frame, $2490 to $2998; plans $20; width, 31 ft, 6 in. x 43 ft. 7 in.; width over all, 36 ft. 10 in.; story heights, 10 ft. and 9 ft, 6 in.

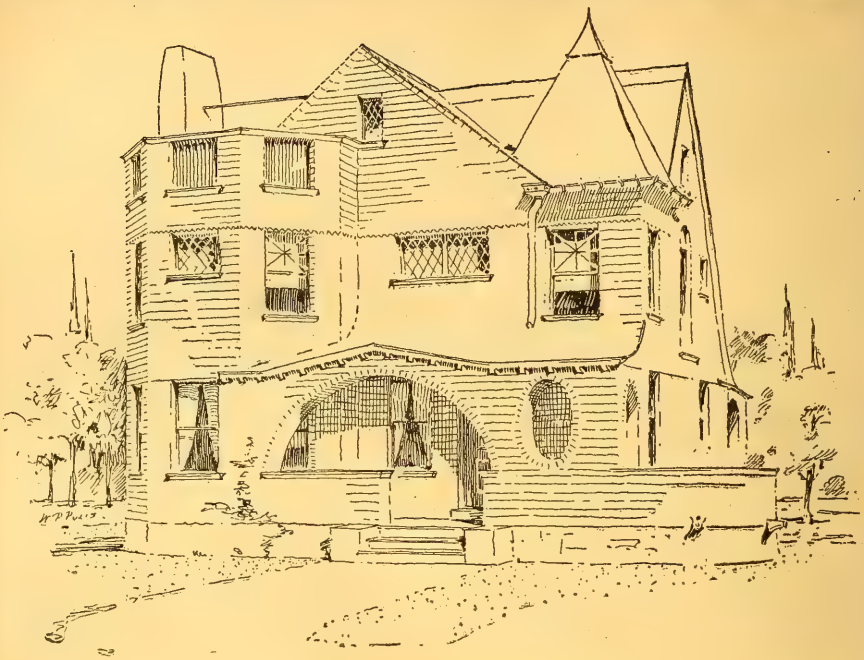


MANSTON RESIDENCE.—No. 2. Campbell design same as "Manston" with Porte-Cochere on right hand side with 6 ft. porch in its place extending from front porch to servants room bay with hall extending to rear porch balcony above,

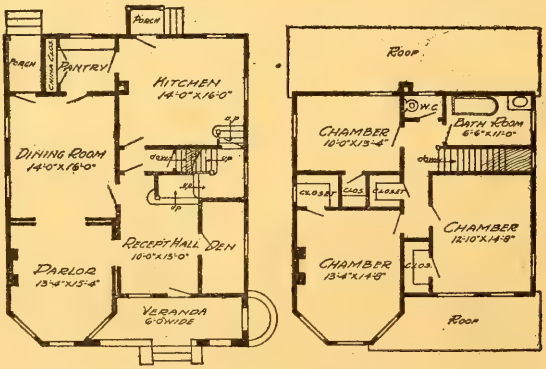




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



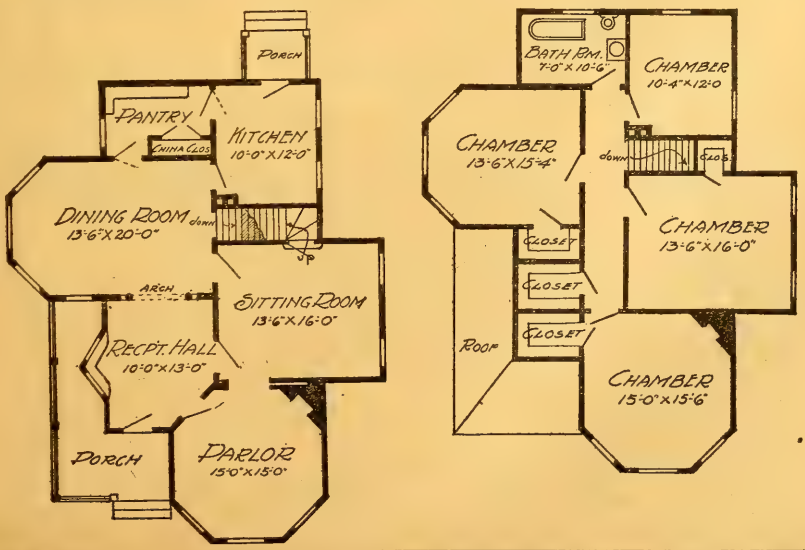
ATLANTIC CITY RESIDENCE.–Design 9842M; in frame, $2170 to $2290; plans, $15; width, 31 ft. x 40 ft. 6 in.; story heights, 9 ft.: Special features: An all shingle design–Very attractive when appropriately colored, and simple to erect. See page 65.



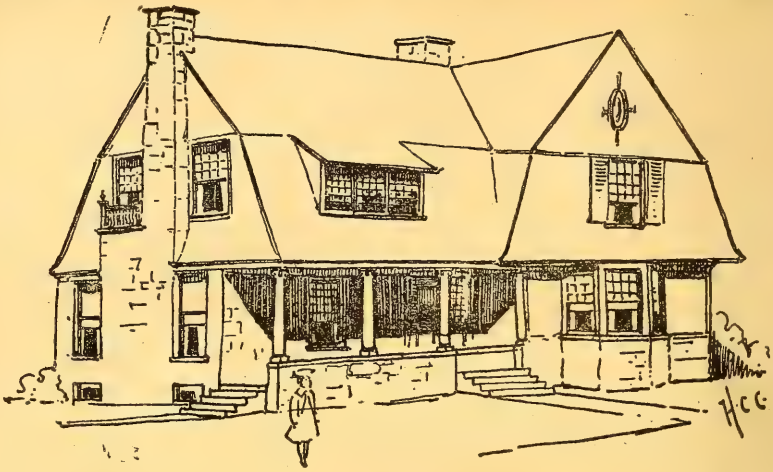
We have found the house very convenient for a small family and the outside appearance has been very generally admired by those that have seen it. —H. W. Damon, Price, Utah.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

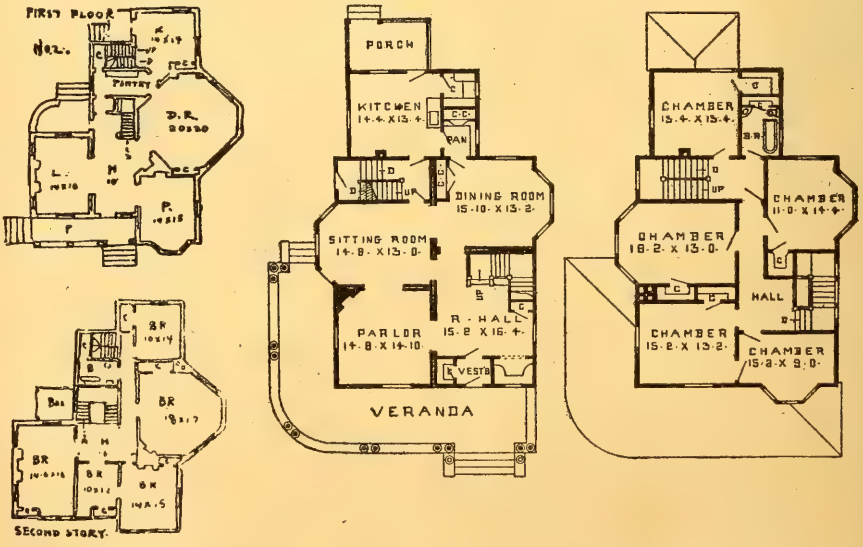
OHIO RESIDENCE.—Design 8192M; in frame, $1698 to $1898; plans, $15; width over all, 37 ft. 6 in.; story heihgts, 9 ft. 6 in. to 8 ft. 6 in.: (full story at tower). Special features; A good corner lot design; large dining room. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



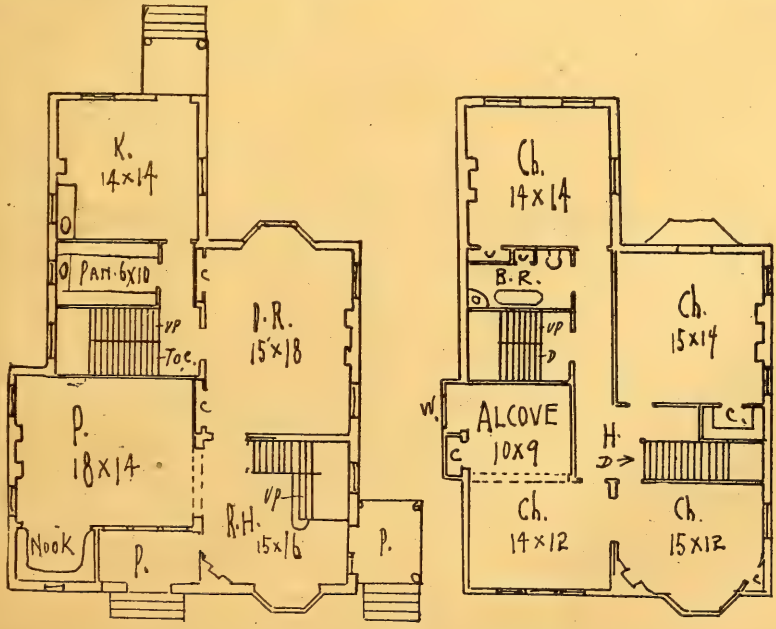
LUELLA RESIDENCE.–Design 852M; in frame, $2480 to $2599; plans, $20; width over all, 48 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. in the clear. Special features; A good stone-and-shingle design, chimney looks well also; stone balustrade, parlor, 13 ft. 4 in. x 15 ft.; dining room 20 x 20 (octagon). library, 13 ft. 4 in. x 18 ft.; kitchen. 10 x 14. Rooms above of good size; front and back stairs. See page 65.



YARDVILLE COTTAGE.—Design 52-O; cost $2780 to $3500; plans, $25; Design similar to Manston Residence on page 407.

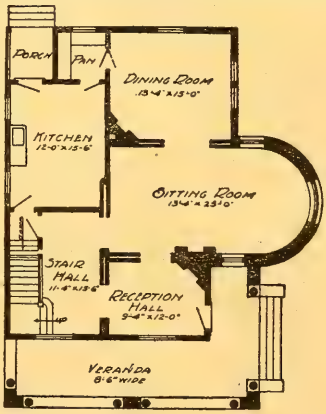
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

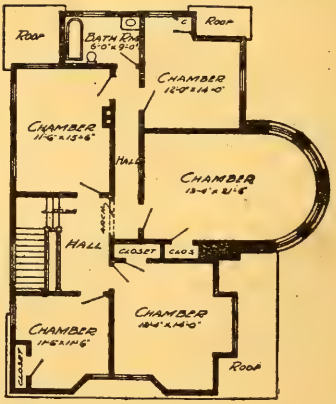
WAUPUN RESIDENCE.—Design 834-O; in frame and stone, $2,500 to $2,899; plans, $20; width over all. 27 ft.; story heights. 10 ft. and 9 ft. 6 in. Special features: Neat, attractive exterior. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

MT. JEWELL RESIDENCE.—Design 2321M; cost $3,200 to $3,570; plans, $30; A very attractive summer home design. See page 65.

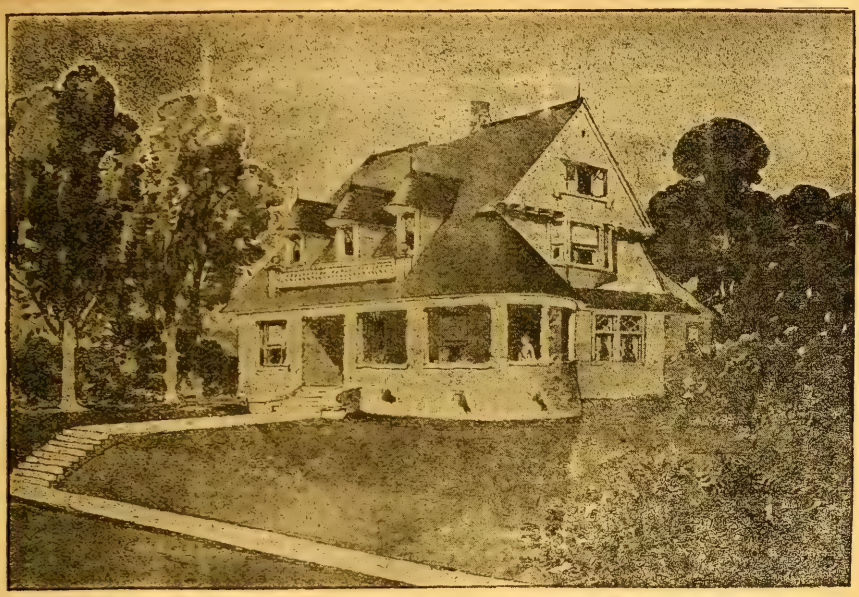




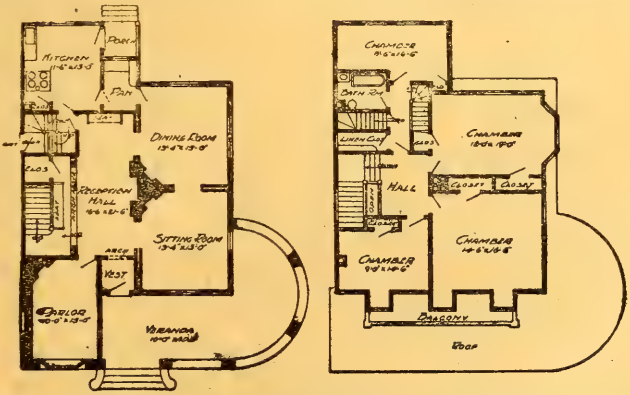
A rough stone tower, with an ornamental chimney giving it prominence, blends harmoniously with the broad velvety stained shingle gables surrounding it, and is contrasted strongly by the moss-green roof which lends a back ground.

In arrangement of plan the large sitting-room is the general-room of the house. The main stairs are so arranged as to overcome the necessity of a rear stairs, as they can be separated from the reception-room by means of a sliding-door. Owing to two of the second-story rooms overhanging porch, there is considerable room on the second floor for a house of this size. The general dimensions are 48 x 32. The extreme width over all is 48, and the cost $3200 to $3580.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



RAVENNA RESIDENCE.—Design 2320-O; cost in frame; $2980 to $3660; Plans $25; See page 65.

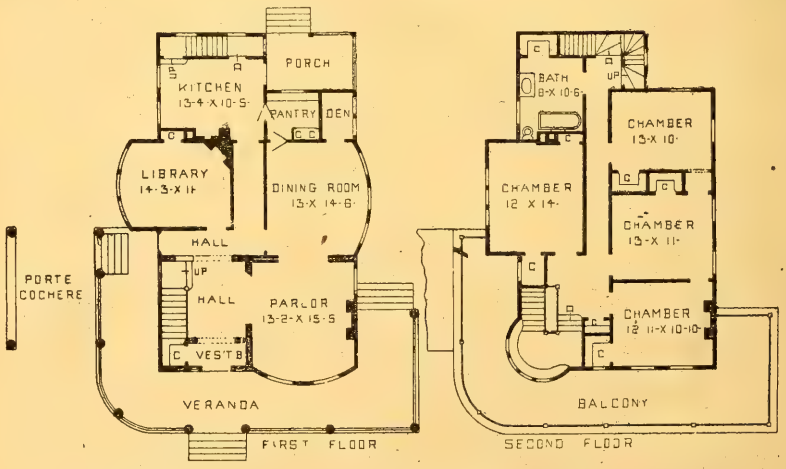


A simple stone and shingle effect. The stone work being laid random-ashler form, and neatly pointed in black cement, and extends only around the front porch and parlor, thereby obtaining a substantial and artistic effect at considerable economy. The shingles of gables are the natural color and those of the roof a dark moss-green. The first story weatherboards are painted a dark Tuscan red and the trimmings a pure white, giving a splendid contrast in connection with the stone.

In arrangement of plan the reception hall is the attractive feature, divided as it is from the lower platform of the stairs by a wide elliptical arch. The arrangement of fire-place in parlor and dining-room gives an opportunity of building an extra wide and deep fire-place in hall, for log fires. The combination cellar entrance and side entrance is quite a convenience. The general dimensions of house are 32 x 53, and the extreme width over all is 44. The building complete according to inside finish, including mantles, would cost $2980 to $3560.

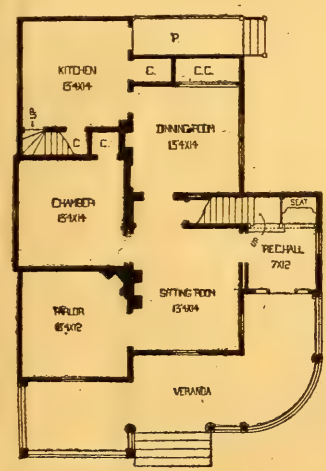
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

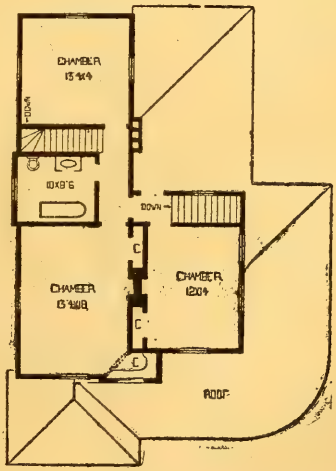
HOBOKEN RESIDENCE. — Design 4224-O; in frame, $2,890 to $3,000; plans $25; story heights, 10 ft, Special features; Attractive second landing to stairs. See page 65.



As far as plan is concerned I am very well pleased with it and also the specifications and think they will be well worth the money.—W. E. Bartsch, Corning, Cal.

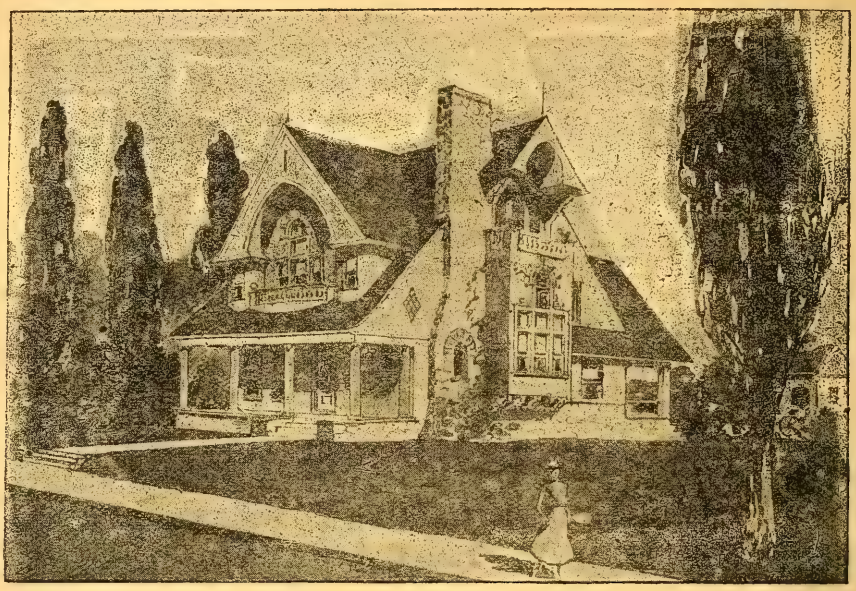
JOY RESIDENCE.—Design 1560-O; in frame, $1500 to $1800; plans, $10; width, 27 ft. 10 in. x 45 ft.; width over all. 27 ft. 10 in.; story heights, 9 ft. 6 in. and 9 ft. No attic. See page 65.



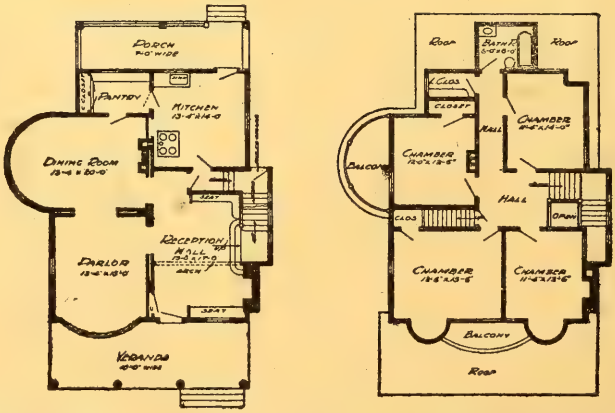


I desire to state that the house in question, as built from your plans, is highly satisfactory to all concerned.—Frank C. Patten, Sycamore, Ill.

Your plans were very satisfactory.—C. I. Cobb, Attleboro, Mass.



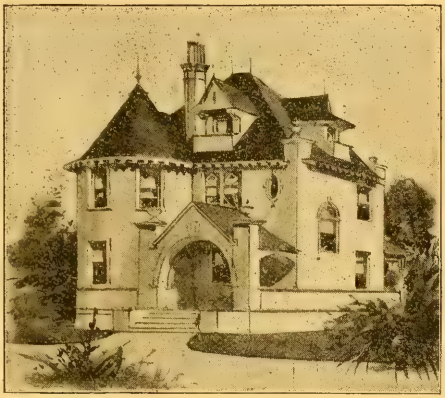
THORNBURG RESIDENCE.—Design 2319-O; cost $2290 to $2990; Plans $25; A good corner-lot house. See page 65.

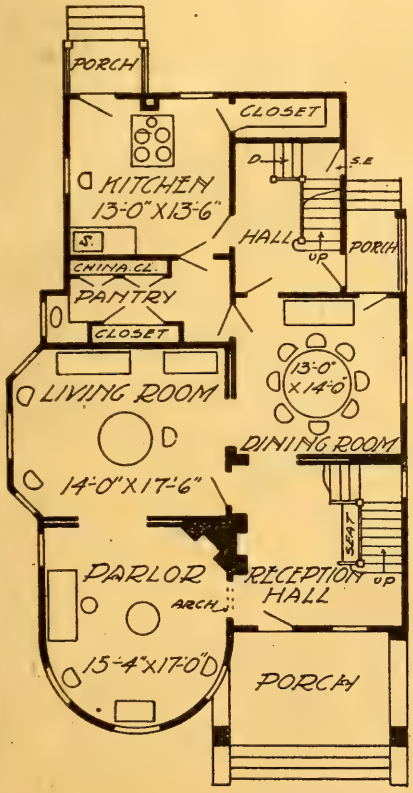


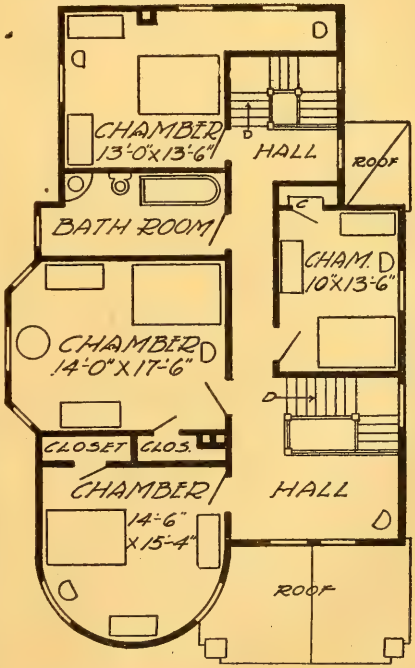
Chimneys built protruding in this manner, of rough stone, are very effective, especially when a few vines are gracefully trained over the surface. The hood-like dormer jutting out as it does from the stone chimney is quite a striking feature. The front balcony is accessible from both chambers The heavy Ionic columns are befittingly placed, supporting as they do, a portion of the main roof and gable above.

In arrangement of plan, the reception hall is uniquely arranged, with the wide stone fire-place, the art window above, the graceful winding stairs and the commodious bench stairs. The cellar stairs, which go down under the main stairs has a platform located one step above grade, where there is a sash door. The general dimensions are 31.6 x 37, and the extreme width over all 39. The estimated cost is $2298 to $2990.

GAYBROOK RESIDENCE. — Design 100,004M; cost $2424 th $2666; plans. $25; size 31x45; special features; semi-circular in front; novel dormer windows, shingle porch, bay front. See page 65.

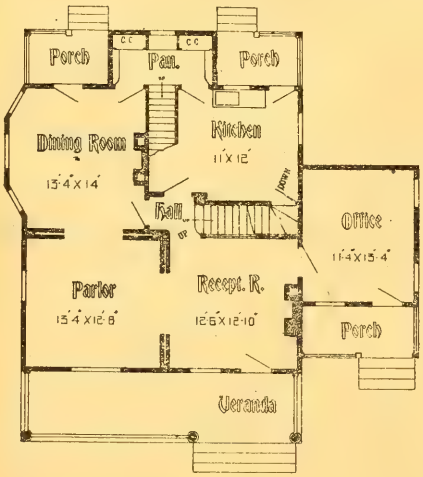


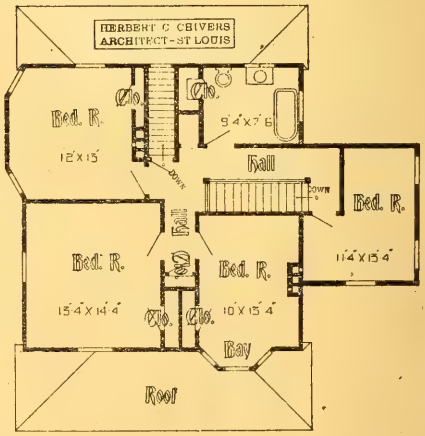




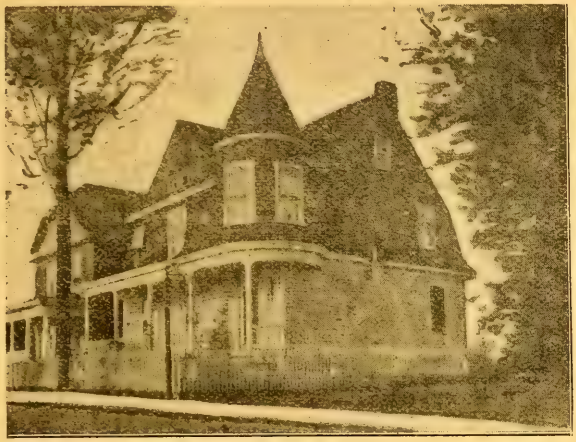
HERBERT C CHIVERS, ARCHITECT, ST. LOUIS, MO

CATAWLA RESIDENCE.—Design 100,208 M; in frame, $1998 to $2496; plans, $25: story heights, 9 ft. 6 in. Special features; Suitable for a physician's home. See page 65.

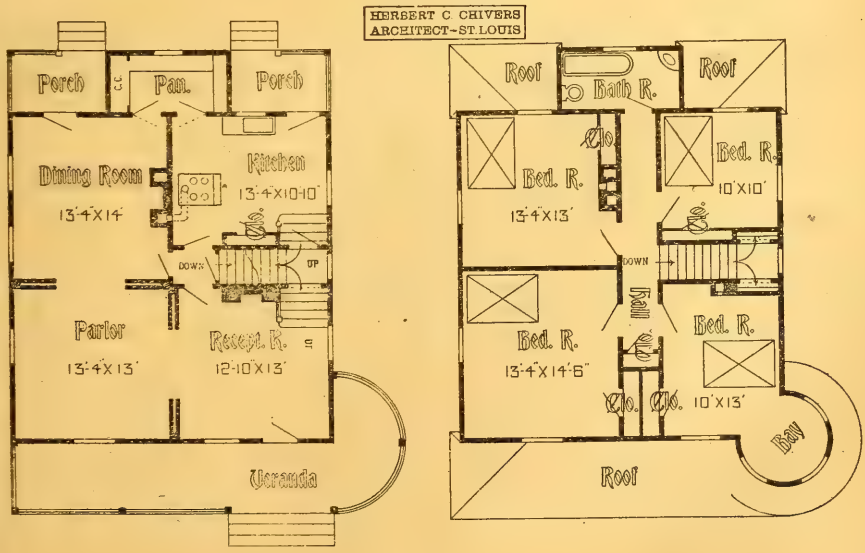




The plans of the house, I had made by you, came very promptly, and I was very much pleased. A. L. NAIL, (Merchant), Chickasha, I. T.

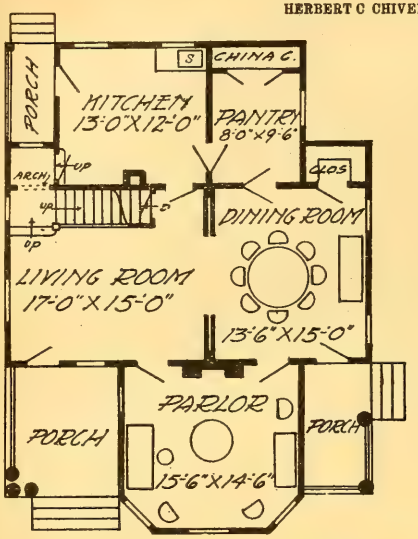


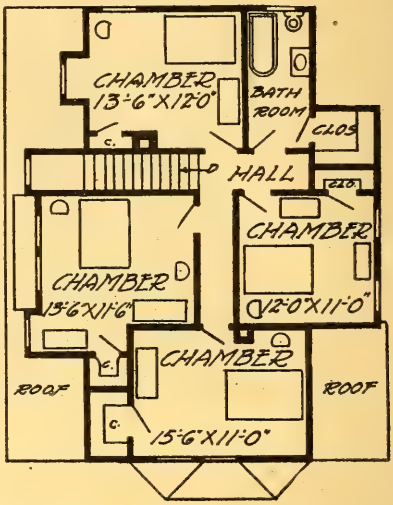
RICHVILLE RESIDENCE.—Design 9149 M; in frame, $1490 to $1596; plans, $15; width, 28 ft. 2 in. x 29 ft. width over all, 35 ft.; story heights, 9 ft. 6 in. and 9 ft. 6 in.; Special features; Compact plan: Combination front and rear stairs, back porch to dining room. Modifications; See Pekin Residence. See page 65.



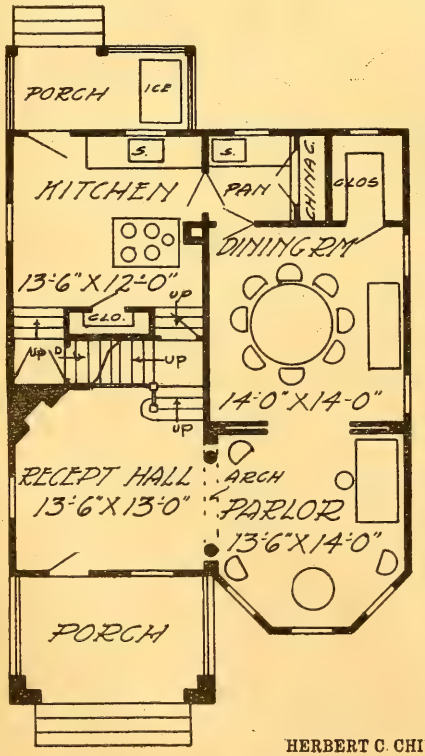
I must say; you put convenience and style into a plan.
CHARLES R. ROBB, Powhatan Point, Ohio.

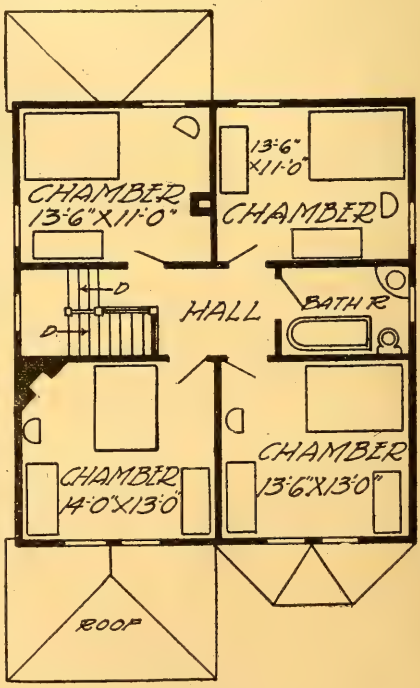
HERBERT C CHIVERS, ARCHITECT, ST LOUIS, MO.





WOODVILLE RESIDENCE.—See opposite page.



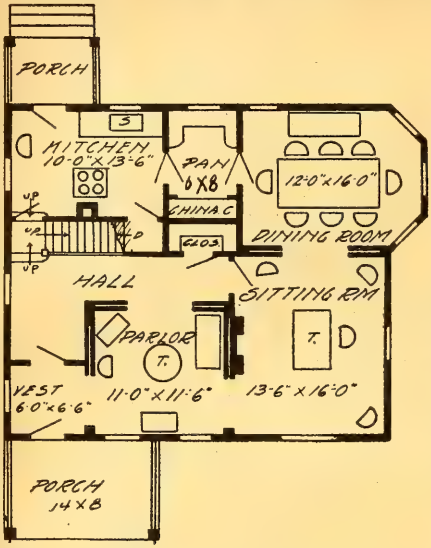


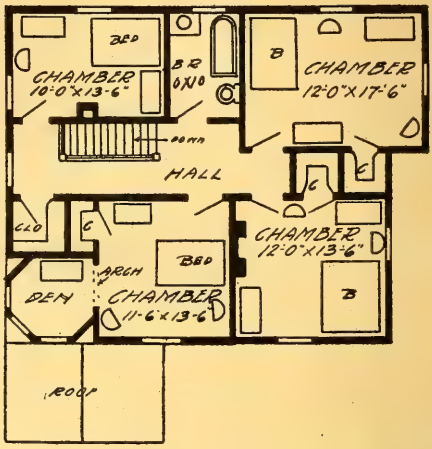
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS, MO.

RICHWOOD RESIDENCE.—See opposite page.

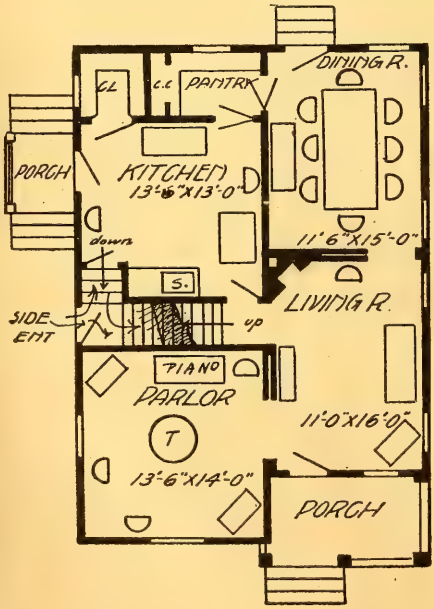
WOODVILLE RESIDENCE.—Design 100,018M; cost $1 600 to $1760; plans, $20; size 32 ft. 6 in. x 40; special features; well-ventilated parlor, combination front and rear stairs. See page 65.

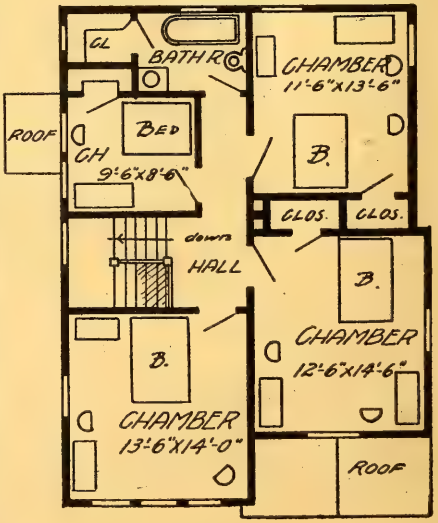
RICHWOOD RESIDENCE.—Design 100,007M; cost $1, 624 to $1786; plans, $20; sixe, 29 x 32; special features square compact plan, combination front and rear stairs, large closet in dining room. See page 65.



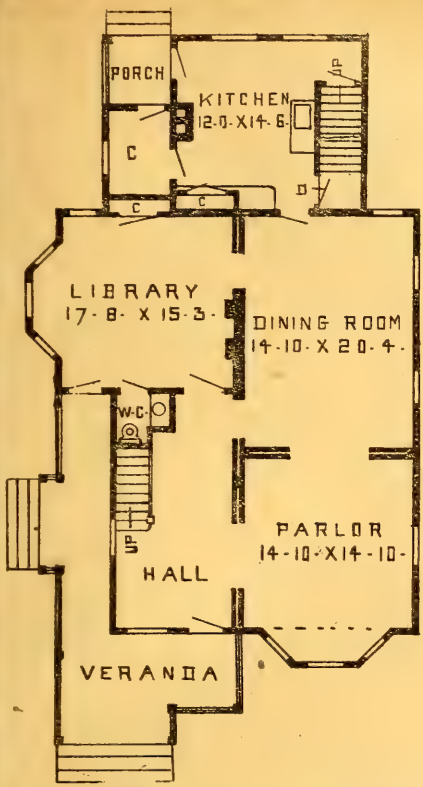


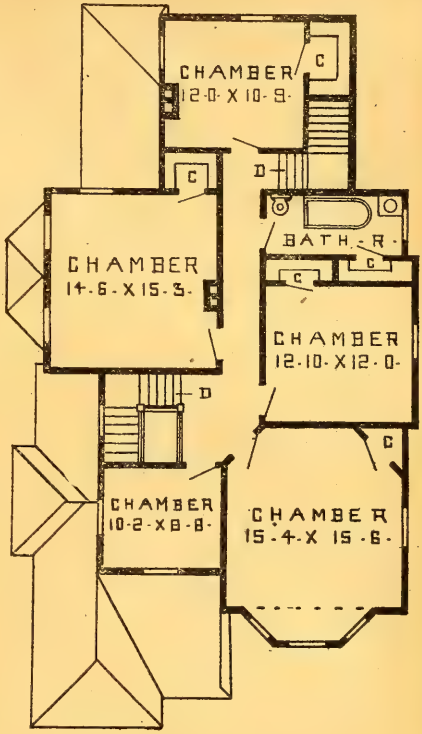
PAYNE COTTAGE.—Design 1209M; size. 24 ft. 6 in. x 30.; story heights, 10 ft. 9 in.; special features; small conspicuous parlor, large sitting room, well-ventilated chambers, combination stairs, den on second floor. Cos $2098 to $2290; plans, $20. See design opposite page for design.





SLANDISH COTTAGE.—See opposite page for design.

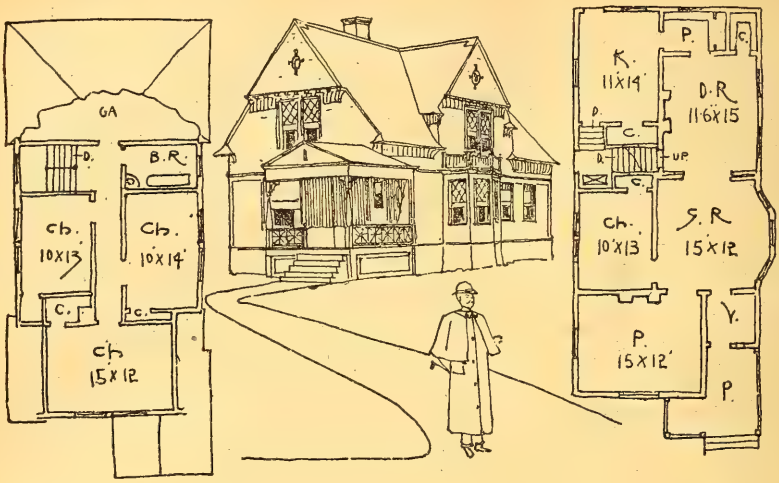




MINEODA RESIDENCE.—Design 240; cost, $2399 to $2499; 36 ft. 6 in. x 52 ft. 2 in.;story heights, 10 and 9 ft. 6 in. Design similar to Union Residence on page 428 and 431 but more attractive. Plans, $25.

SLANDISH COTTAGE.—Design 1229M; size 25 ft. 6 in. x 27 ft. 6 in.; plans, $20; Cost $1899 to $1992; special features; side entrance, compact plan. See plan opposite.

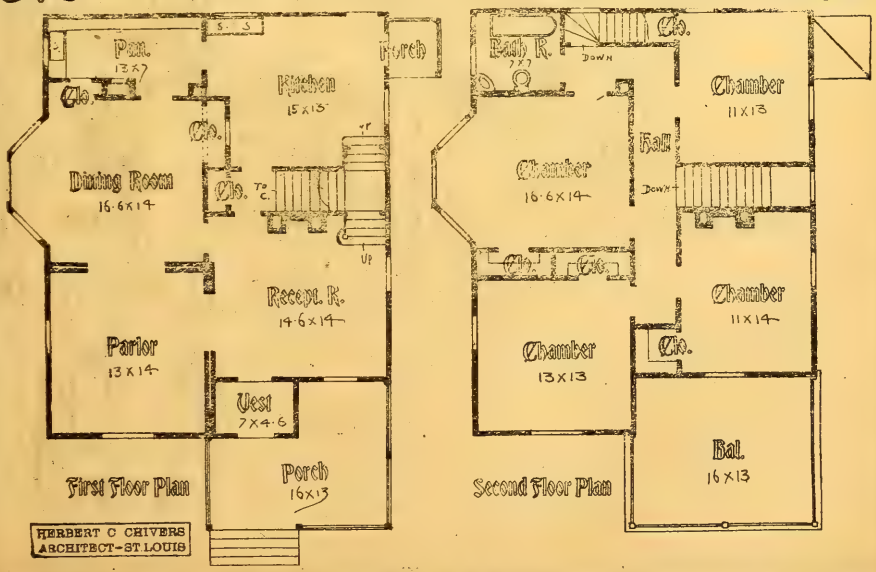
PAYNE COTTAGE
See opposite page (422) for plan.



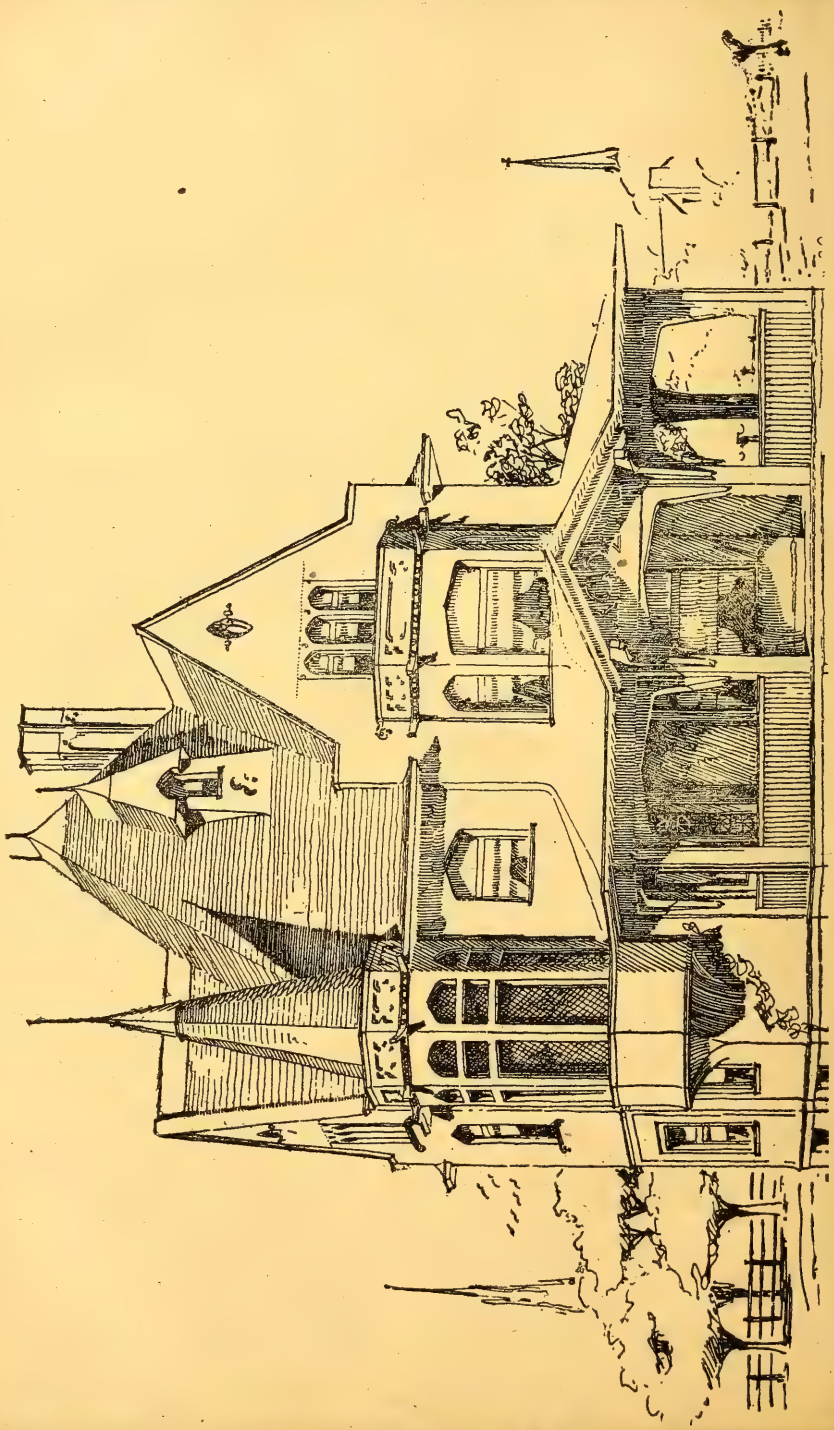
JERICO COTTAGE.—Design 1533M; in frame, $1,398 to $1498; plans, $10; width, 24 ft. 6 in. x 42; width over all, 26 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft, See page 65.

LEBOS COTTAGE.—Design 1533M; in frame, $1490 to $1598: plans, $15; width, 24; width over all, 26 ft. in.; story heights, 9 ft. 6 in. and 8 ft.; All chambers full story. Front design in working plans very neat and attractive. See page 65.

BIRMINGHAM RESIDENCE.—Design 6006-O; in frame, $1800 to $2200; plans, $20; story heights, 10 ft. Good size rooms. See Birmingham Residence revised. See page 65.

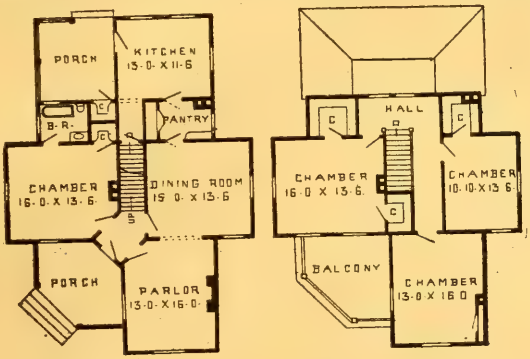


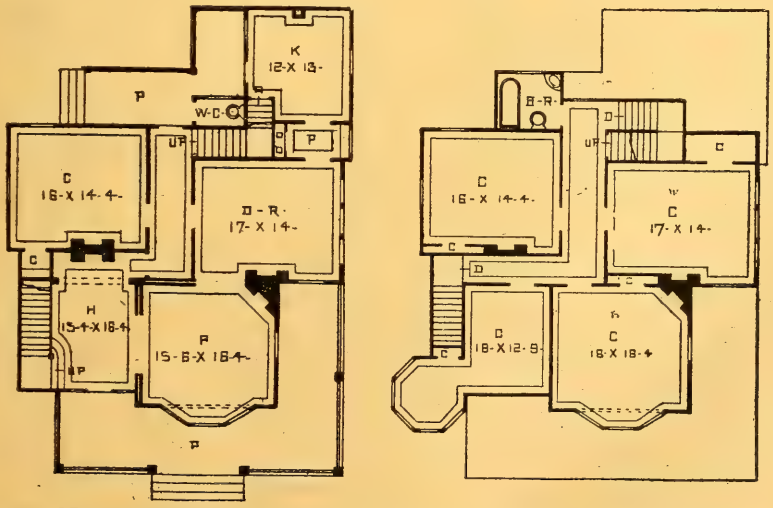
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

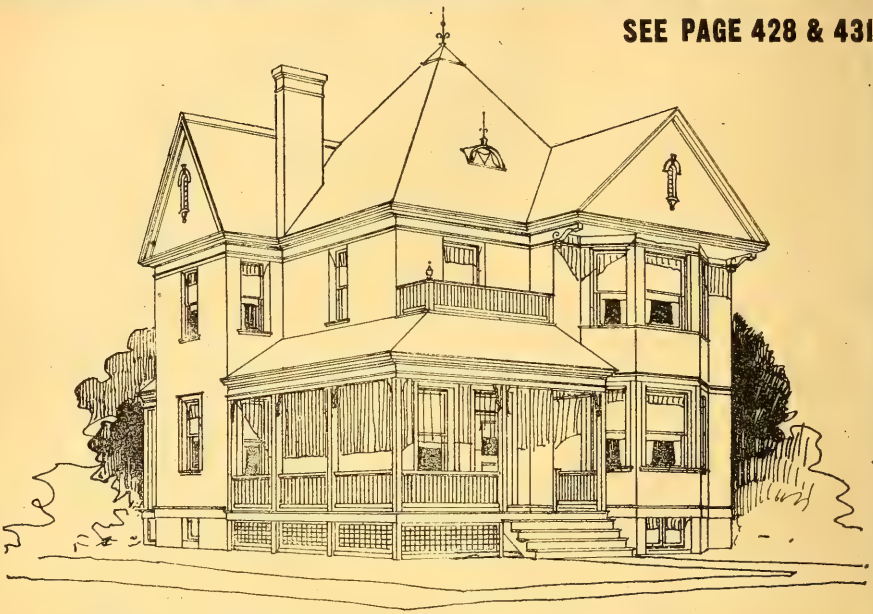
BALLOU RESIDENCE.—Design 9242M; in frame, $1490 to $1598; plans, $10; width, 36 ft. 3 in. x 49 ft.; story heights, 9 ft. 9 in. and 9 ft. 6 in. Special features: A large veranda, Modifications; See index for Parkdale Cottage. See page 65



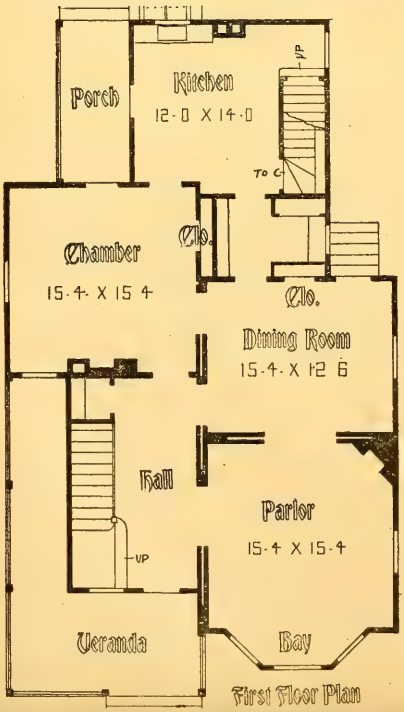


TOWSON RESIDENCE.—Design 4225R; (see opposite page) in frame, $2500 to $2998; plans, $25; width, 40 ft. 6 in. by 33 ft. 4 in.; story heights; 9 ft. 6 in. and 9 ft. (Side walls to attic cut down to 5 ft. by roof). See page 65.

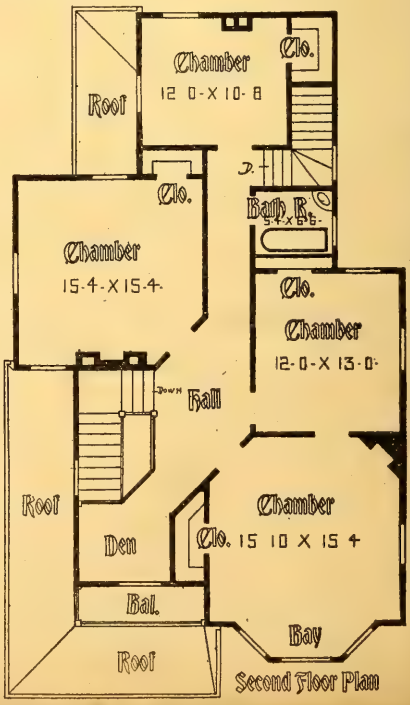
SEE PAGE 428 & 431.



UNION RESIDENCE.—Design 6013-O; in frame, $2309 to $2480; plans, $25; width over all, 32 ft. 2 in..x 52 ft. 2 in.; story heights, 10 ft. and 9 ft.; Attic 8 ft. See Mineola Residence—See Frogmore Residence page 429.



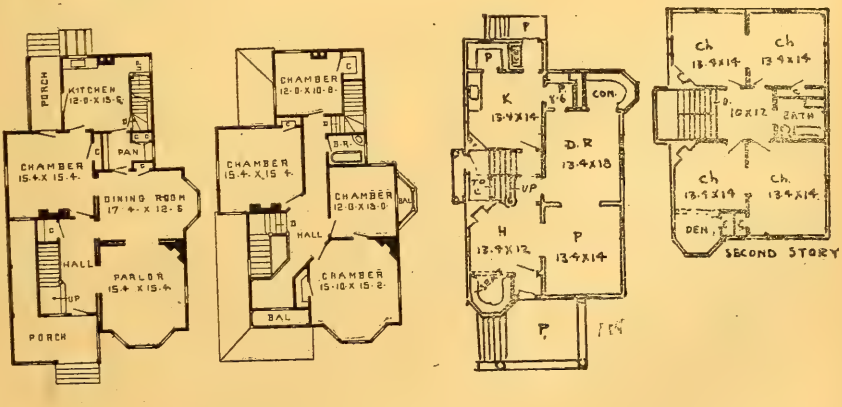
First Floor Plan



Second Floor Plan

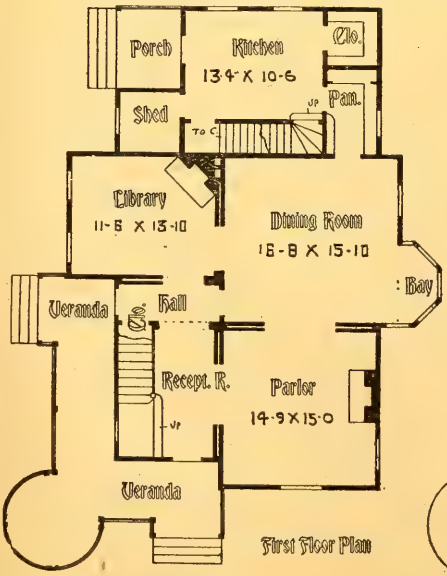
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

A CITY RESIDENCE.—Design 856M; in frame, $2092 to $2188; plans, $15; width, 27 ft. 10. x 40 ft.; width over all, 31 ft.; story heights. 9 ft. Special features: Attractive reception hall, with fire-place, arched nook and vestibule; a combination side entrance and basement, story cellar entrance and suitable for a doctor; an octagon den or conservatory to dining-room; parlor and kitchen, 13 ft. 4 in. x 14 ft.; dining-room, 13 ft. 4 in. by 14 ft. See page 65.

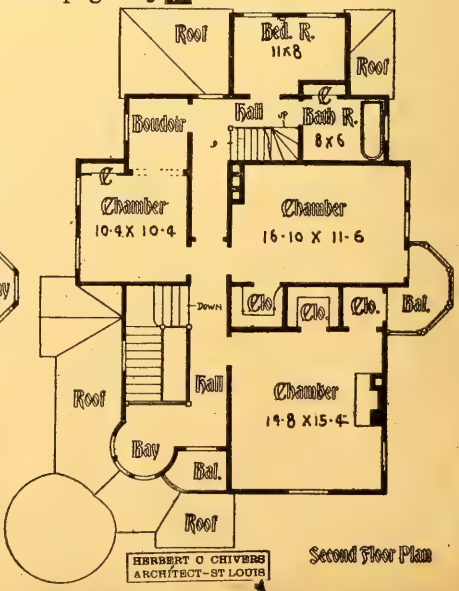


FRAGMORE RESIDENCE. — Boyd Design 38M; cost $2480 to $2970: story heights, 10 ft. and 9 ft; plans, $25 see Union Residence page 428 and 431.

JERSEYVILLE RESIDENCE.—Design 60170; in frame, $2500 to $3200; plans, $30. See page 65.



First Floor Plan



Second Floor Plan

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

HADDONFIELD
. . . . RESIDENCE.

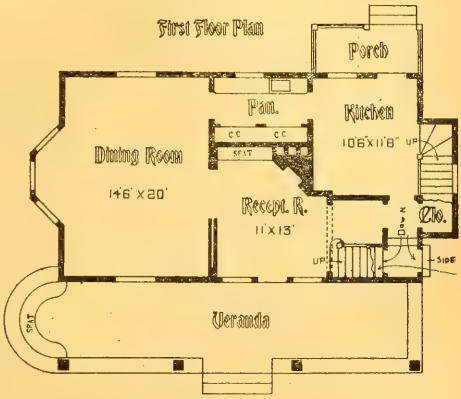
Design 9062M; in frame, $1498 to $1699; plans, $20 story heights, 9 ft. 6 in. (full heights). See page 65.

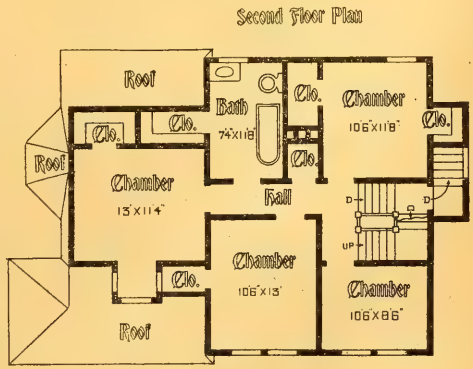
UNION RESIEDNCE.—Revised
See design on page 428.

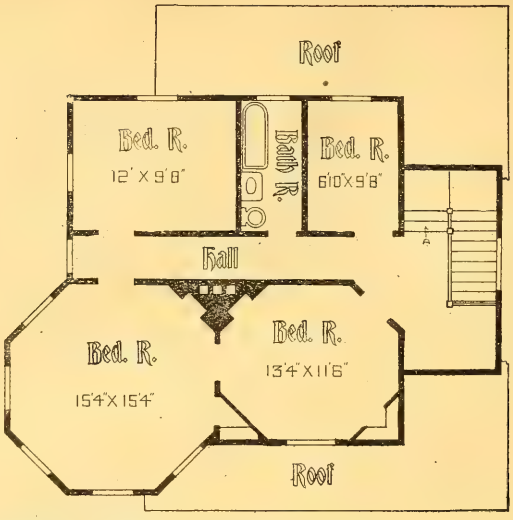
Union Residence, Modified plan No. 3. Thomas design same as Union plan, See page 428 except of brick veneer.

Modified design No. 4. Sylvester design same as Union Residence with Arch between parlor and dining room, 4 x 5 shed off of kitchen, fire-place at out-side wall of lower chamber and 9 x 8 chamber at den stairs to attic.

Also have Modified plan No. 5. Oaks design, a very finely drawn plan, with front chamber 16 x 18 and stationary wash basin to all rooms. (See index for Weiner plan,) with rounded corner to front porch; two large windows to 16 x 14 ft. dining room, 3 x 10 bay window to lower chamber, extending to room above with bath connecting with lower chamber where porch door is, and linen closet in place of present bath room.



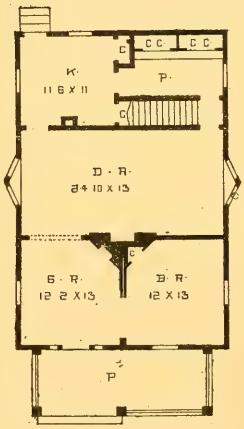


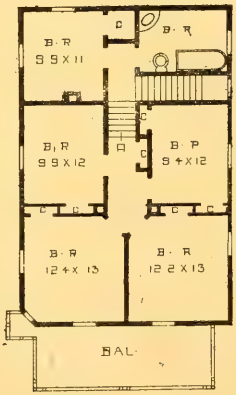


HERBERT C. CHIVERS
ARCHITECT-ST. LOUIS

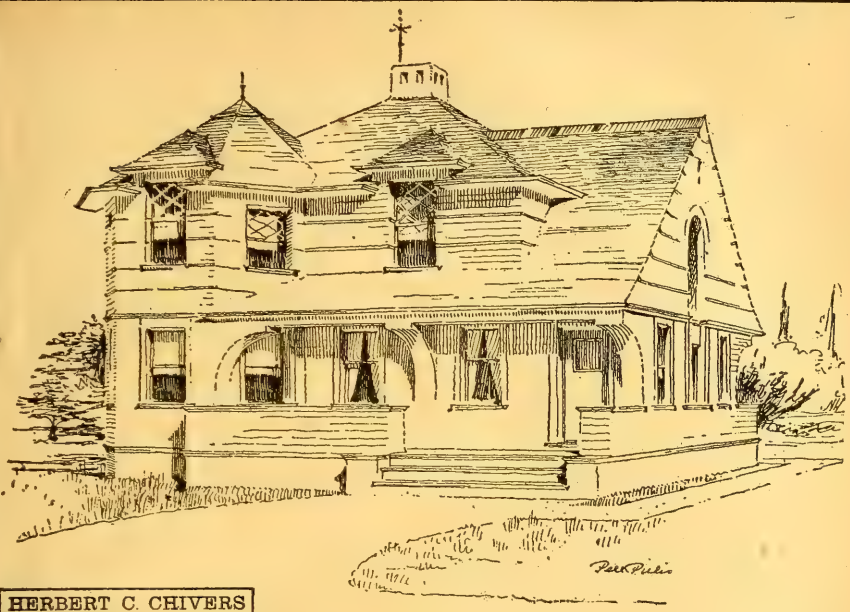
Second Floor Plan

Design to this plan on page 433.



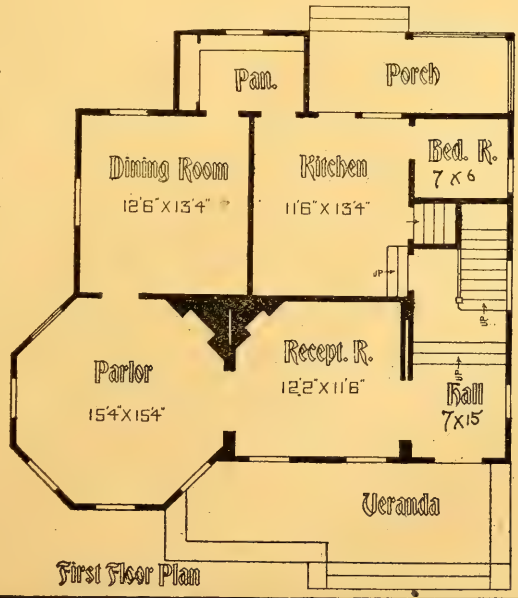


ORCHARD RESIDENCE.—Design 6035M; in frame $2290 to $2480; in frame, with cemented exterior walls on matallic lath; $1500 to $1800 ; plans, $15; width, 28 ft. 10 in. x 29 ft.; width over all, 36 ft. story heights, 9 ft. 6 in. and 8 it. 9 in. Special features; Fire-place and chimney arrangement, with brick ventilating hood in kitchen, and ash-drops; front rooms not cut up by the customary reception hall, fire-places have an ash-drop arrangement. See page 65.



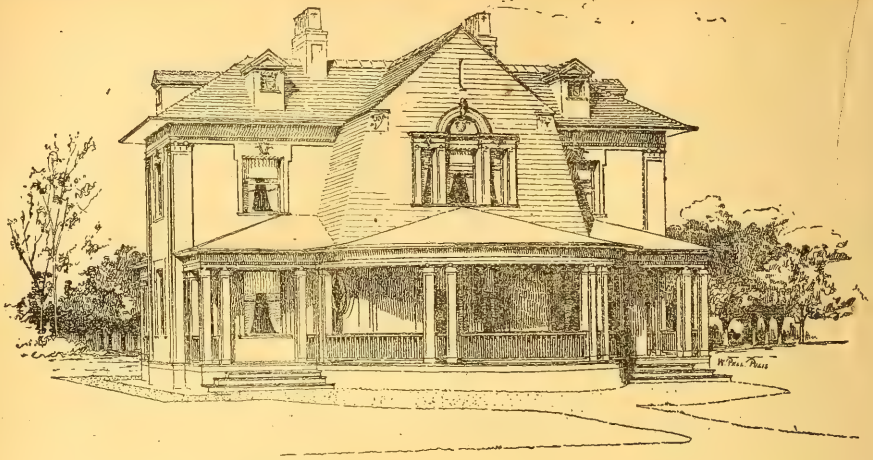
HERBERT C. CHIVERS
ARCHITECT–ST. LOUIS

WINDSOR COTTAGE.—Design 90680; in frame, $1499 to $1498; plans, $20; width, 33 ft. x 26 ft. 4 in.; width over all, 37 ft. 6 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special features; Octagon parlor, and wide stair arrangement. Modifications; Kitchen could be used for dining room with small porch back of present dining-room. See page 65.

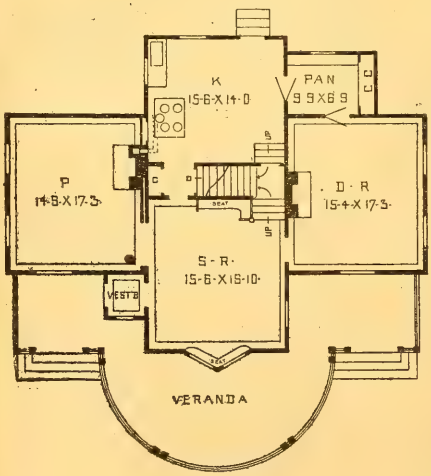


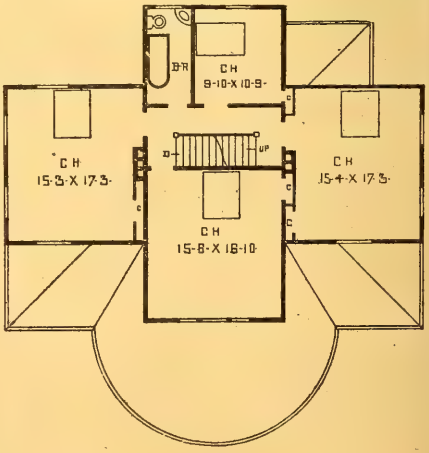
First Floor Plan

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



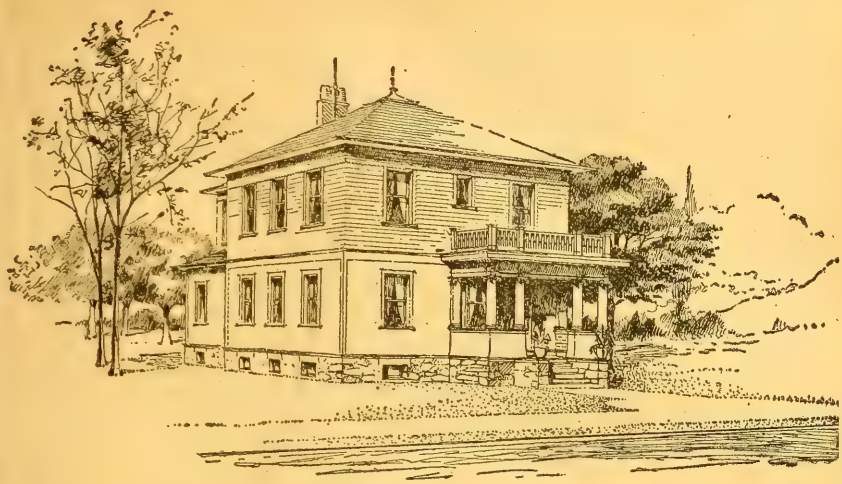
WESTON RESIDENCE.—Design 4898M; in frame; $1800 to $2200; plans, $20; width over all, 47 ft.; story heights, 10 ft. in the clear, Special features: Large vernanda; attractive colonial design; good outlines; bay in front; combination stairs. suitable for a Southern home. See page 65.



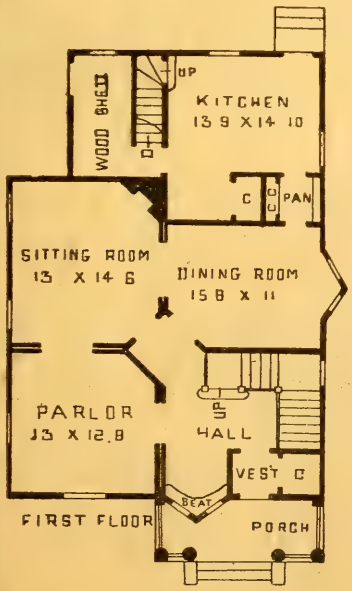


I send you herewith small "Kodak" picture of house. I had no fault to find with your plans, whatever. Your success evidently comes in thoroughly understanding your business. CHAS. B. YEATON, Boston, Mass.

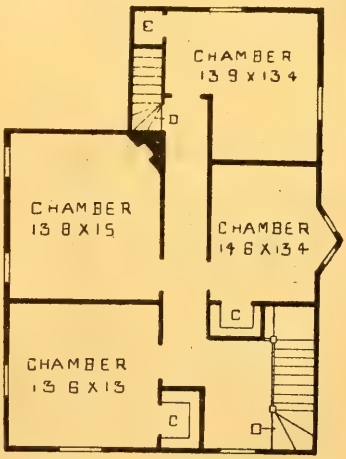
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



WREN RESIDENCE.—Design 1047M; in frame, $1800 to $2200; plans, $20; width, 30 ft. 8 in.; story heights, 9 ft. Special features; Attractive reception hall; vestibule coat and cloak closet; bay in front and side; See page 65.



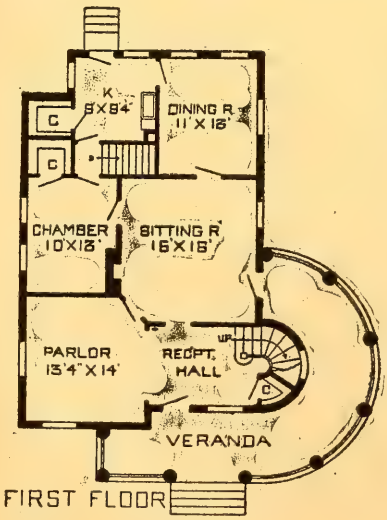
FIRST FLOOR



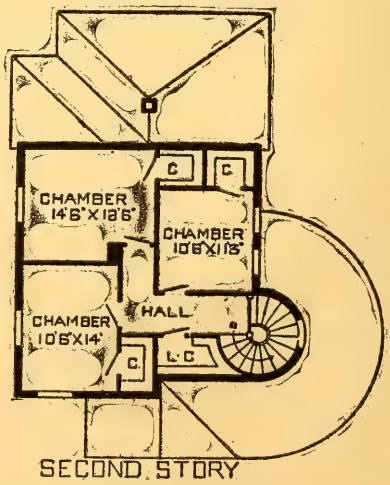
SECOND FLOOR

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

FOLSOM RESIDENCE.—Design 664M; in frame, $1999 to $2198; plans, $20; width. 27 ft. 6 in.; width over all, 38 ft. story heights, 9 ft. 6 in. (in the clear). Special features. Semi-cirular porch; good stained shingle design; plain. simple but striking, outlines of roof. See page 65.



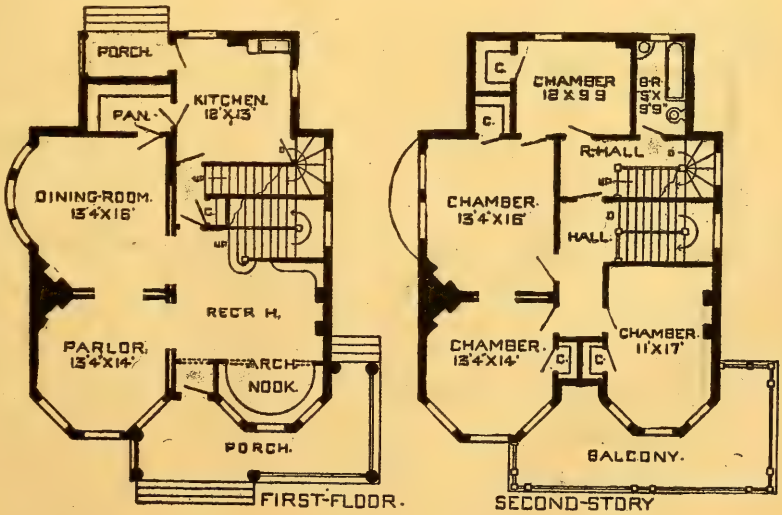
FIRST FLOOR

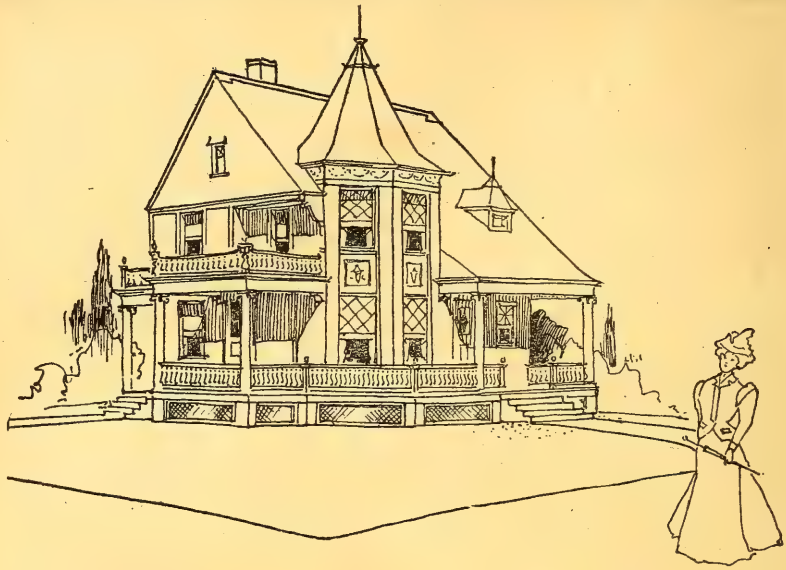


SECOND STORY

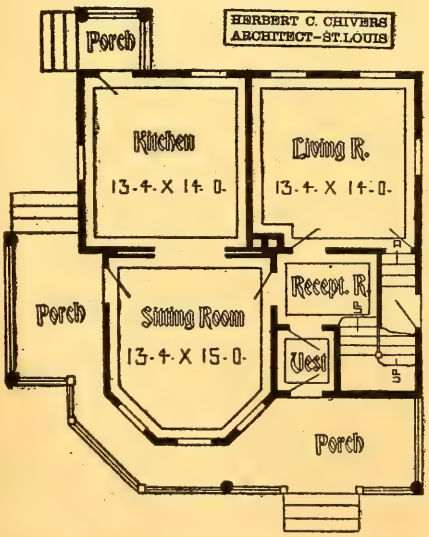
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

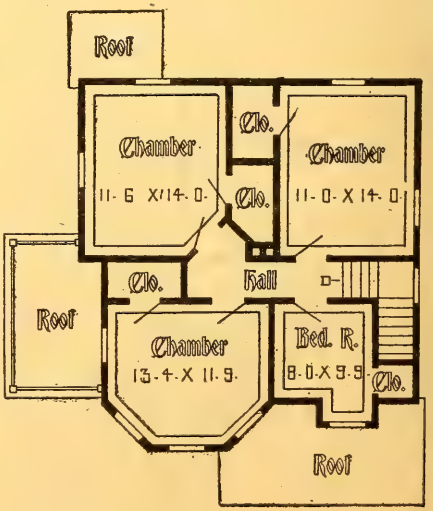
OGDEN RESIDENCE.—Design 865M; in frame, $2290 to $2598; plans, $20; width, 30 ft. 4 in.; width over all, 33 ft. Special features: Large reception hall, 15 ft. 6 in. x 13 ft.; nook in hall; bays in front; vestibule entrance, plain, simple roof treatment. See page 65.



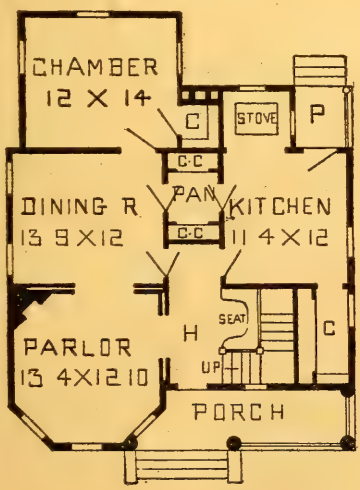


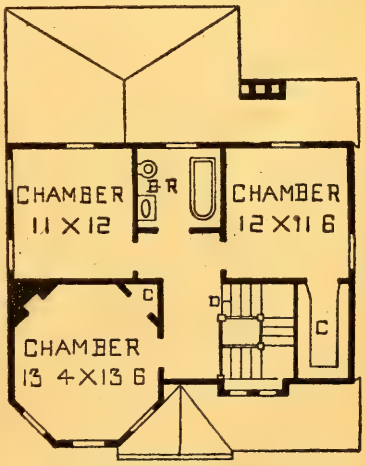
SALEM RESIDENCE.—Design 1878M; in frame, $1599 to $1898; plans, $20; width, 28 ft, 2 in. x 31 ft,; width over all, 36 ft.; story heights, 9 ft. 6 in. and 9 ft. Special features: Simple tower effect; combination inside-and-outside cellar entrance, with door at grade; compact plan; the working plans show a more attractive design than the sketch given, with ornamental gable end. See page 65.





GLENCOE RESIDENCE.—Design 1039M; in frame, $1798 to $1890; plans, $15; width over all, 33 ft.; story heights, 9 ft. 6 in. (front chamber full story). Special features: Back chamber and ventilated alcove for kitchen range. See page 65,

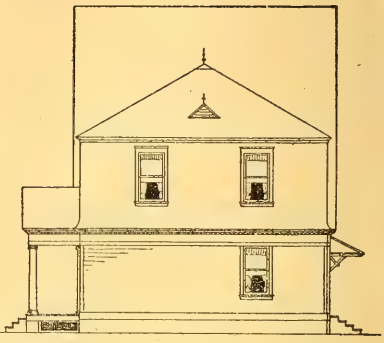




The plans of my residence in Richmond Heights were satisfactory in all respects. SAMUEL COWELL, (Wrought Iron Range Co.), St. Louis, Mo.

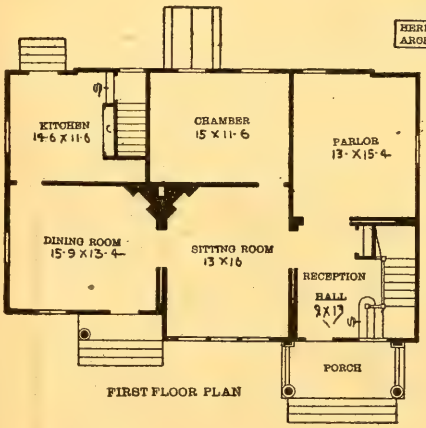
FRONT ELEVATION

HERBERT C CHIVERS
ARCHITECT-ST LOUIS



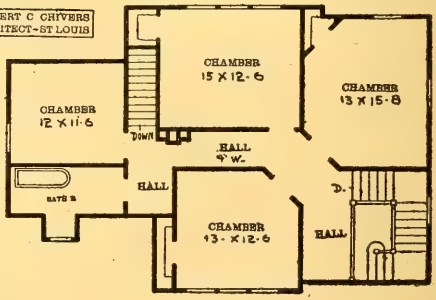
SIDE ELEVATION

BOONVILLE RESIDENCE.—Design 6015M; in frame, $1795 to $2100; plans, $15; width, 44 ft. 3 in. x 29 ft.; story heights, 9 ft. 6 in. and 9 ft. 6 in. Special features; Colonial effect; quaint stained shingle gable. See page 65,



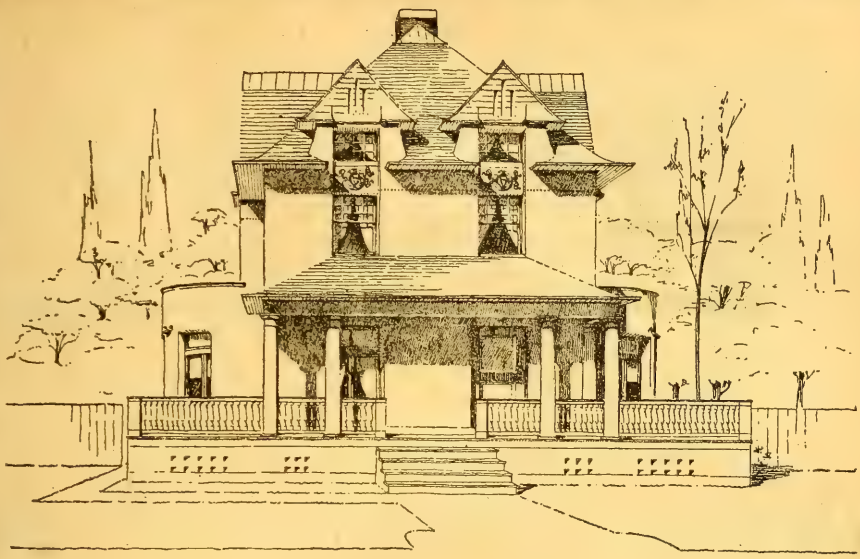
FIRST FLOOR PLAN

HERBERT C CHIVERS
ARCHITECT-ST LOUIS

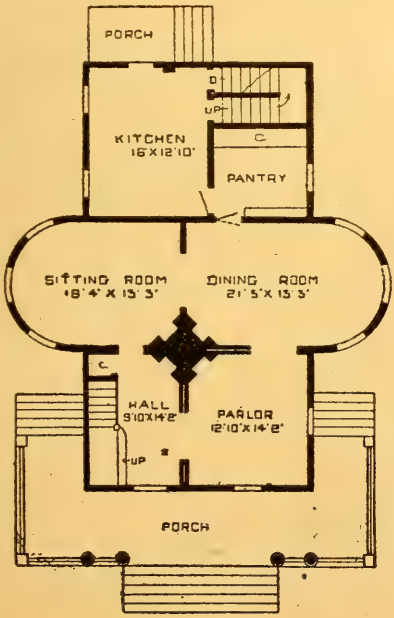


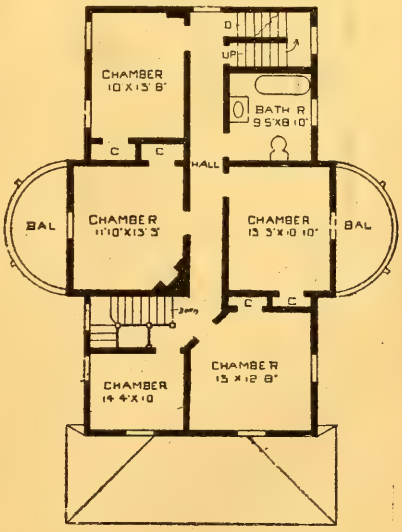
SECOND FLOOR PLAN

Our home is neat and tasty and is admired by everybody. I send you photo by to-day's mail. W. BUTLER, (Sec. Fruit Packing Co.), Shelby, Mich.



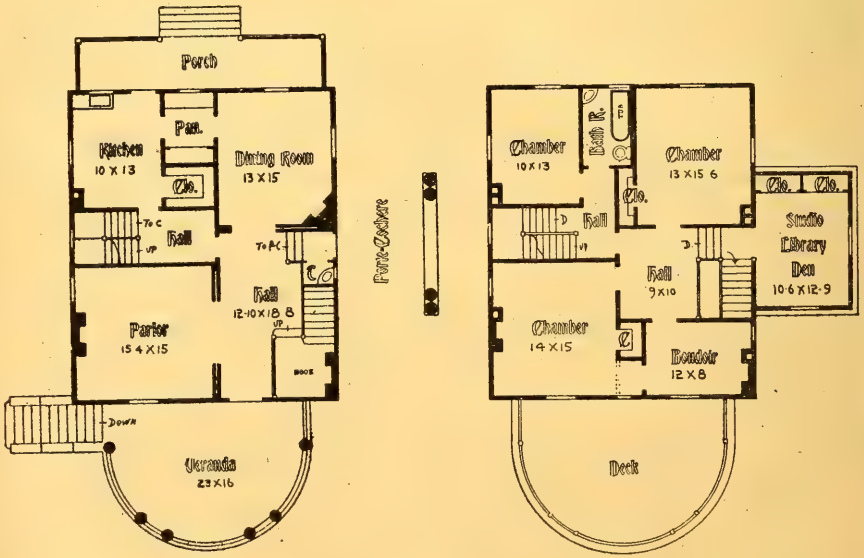
VANCE RESIDENCE.—Design 1007M; in frame, $2190 to $2540; plans, $25; width over all, 41 ft,: story heights 10 ft. Special features: Open porch at sides, fire-place arrangement, semi-circular bays at side. See page 65.



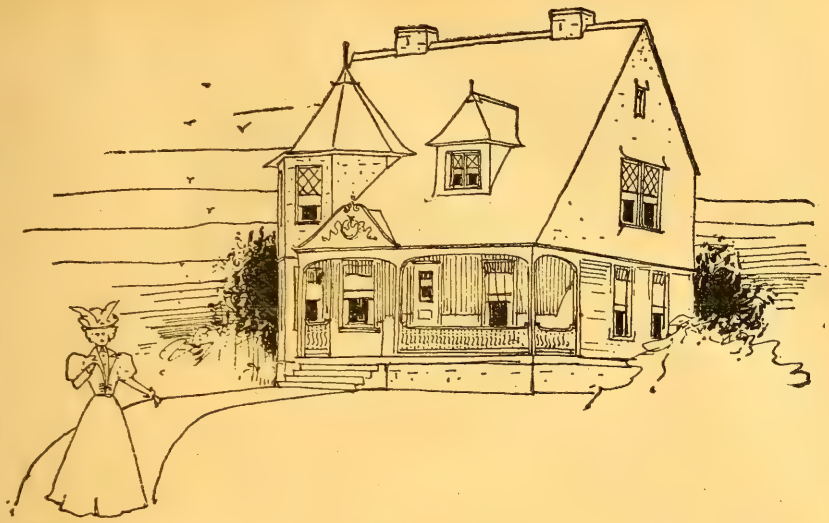


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

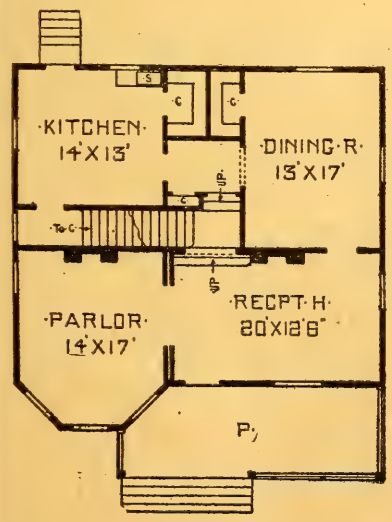
CLARKSBURG RESIDENCE.—Design 6046M; in frame, $2200 to $2394; plans, $15; story heights, 10 ft. Special features: Semi-circular porch; porte-cochere; wash basin under main stairs: large pantry and closets; combination cellar entrance, with door at grade. See page 65.

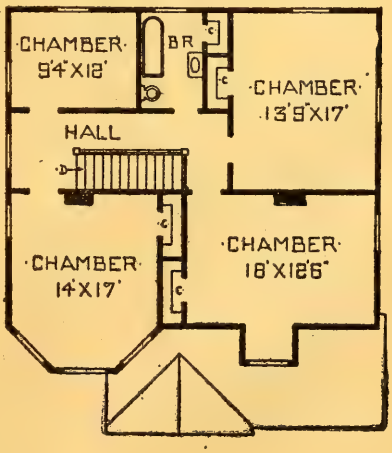


I am well pleased with plans of house furnished.
CHAS. W. PRIEST, (M. M.), Clinton Prison, Dannemora, N. Y.



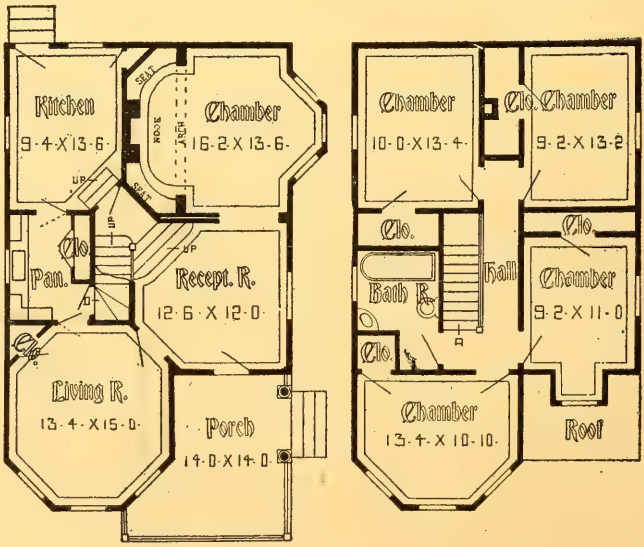
KONA COTTAGE—Design 1135M; in frame; $1298 to $1449; plans, $20; width, 36 ft. by 31 ft.: story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story). Special features: Large reception hall, combination stairs, simple roof treatment; stairs do not cut up front rooms. Modifications: The working plans show a very attractive exterior. See page 65.



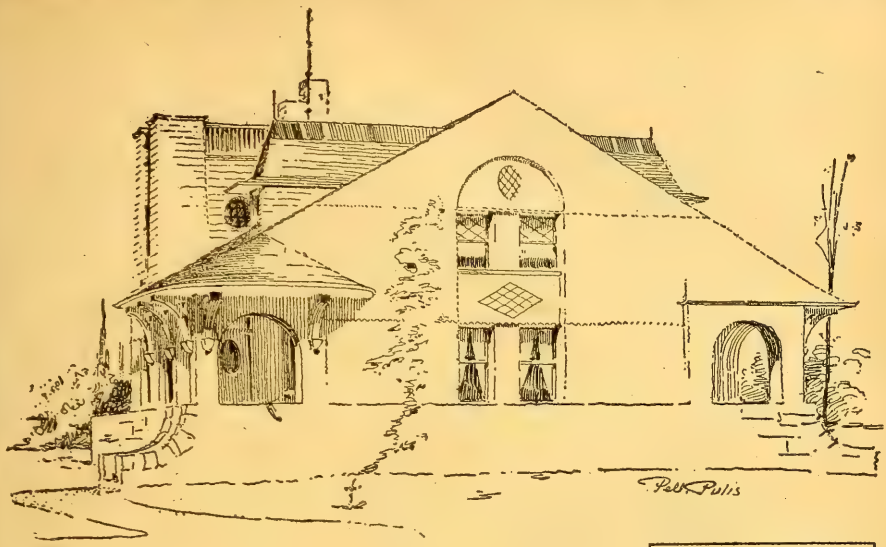


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

HAMMOND RESIDENCE. — Design 1859M; in frame, $1598 to $1550; plans, $15; width 27 ft. x 35 ft. 9 in.; width over all 31.; story heights 9 ft. in the clear. Special features; Nook in back chamber (or sitting-room) with seats at side. Bay on front and side. Wide appearing combination stairs. Convenient stairs to cellar; large porch. See page 65.

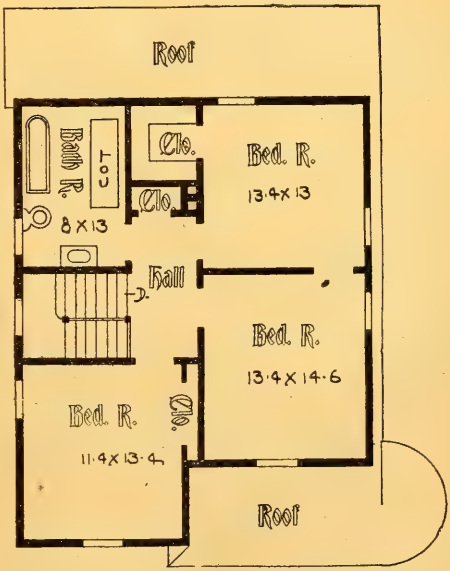


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



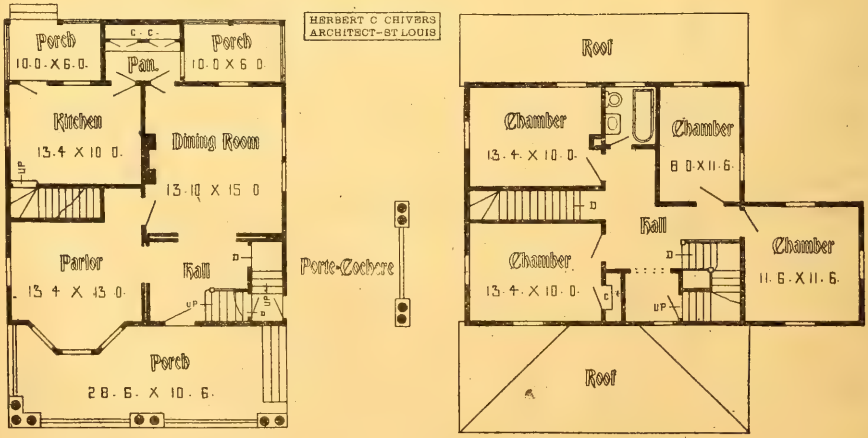
HERBERT C. CHIVERS
ARCHITECT—ST. LOUIS

JAMESTOWN COTTAGE. — Design 9076M; in frame, $1124 to $1298; plans, $10; width, 26 ft. 2 in.; story heights, 9 ft. 6 in. Special features; Attractive stained shingle effect; plain. simple and easy to construct. See page 65.

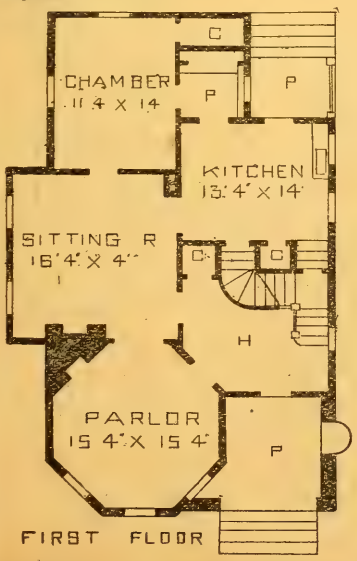


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

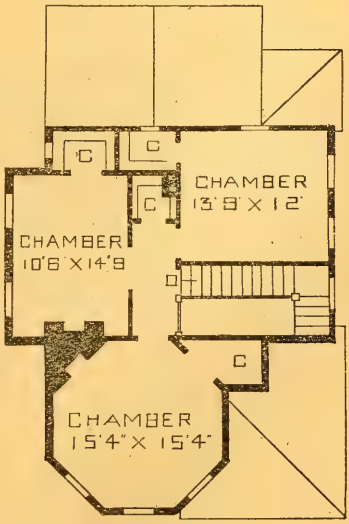
METROPOLIS CITY RESIDENCE. — Design 9064M; in frame,,$1296 to $1499; plans, $25; width, 29 ft. 6 in.; width over all, 40 ft.; story heights, 9 ft. 6 in. Special features; Porte-cochere and room above; combination front stairs, side entrance and cellar stairs. See page 65.



GENORA RESIDENCE.—Design 1033M; in frame, $1499 to $1586; plans, $20; width, 26 ft. 2 in.; width over all, 29 ft, story heights, 9 ft. 6 in. See page 65.



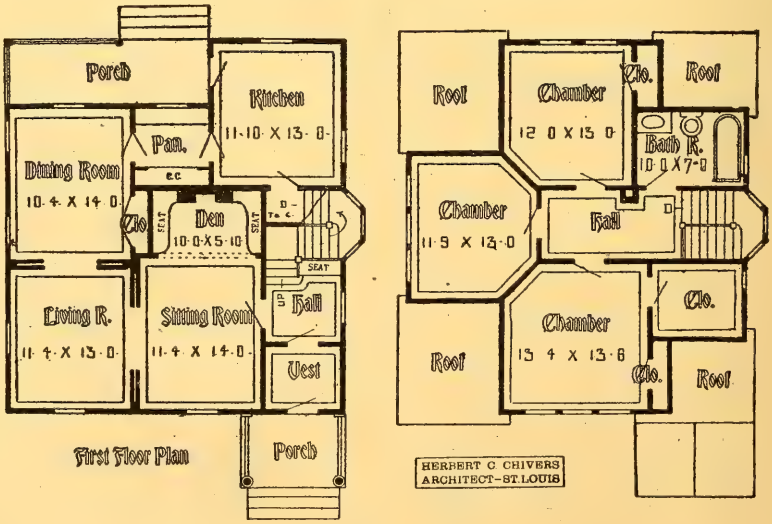
FIRST FLOOR



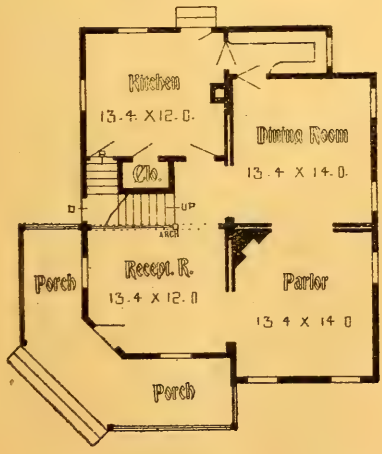
SECOND FLOOR

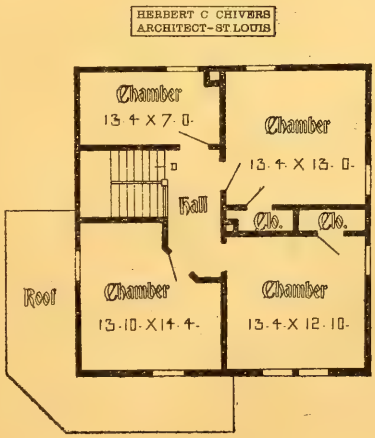
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

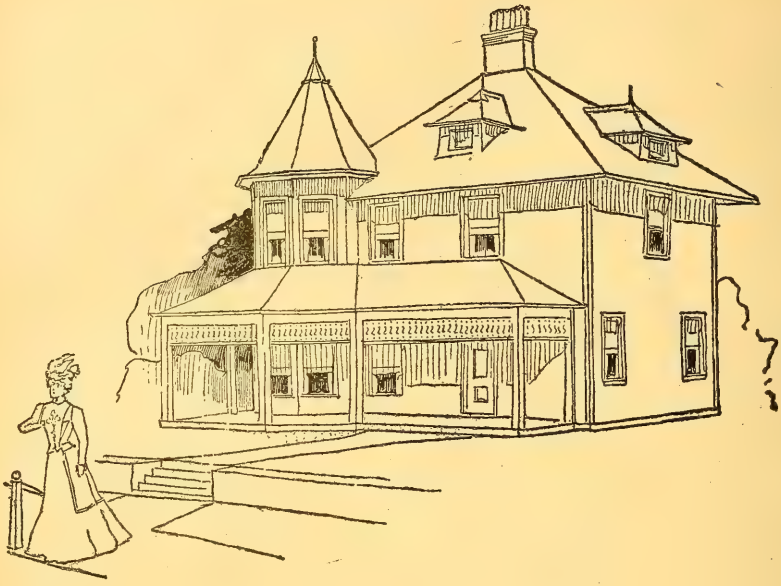
HOPKINSVILLE RESIDENCE.—Design 1866M; in frame, $1998 to $2295; plans, $25; width, 31 ft. 6 in; story heights, 9 ft. in the clear, Special features—Ingle-nook in sitting-room; combination stairs, large vestibule. See page 65.



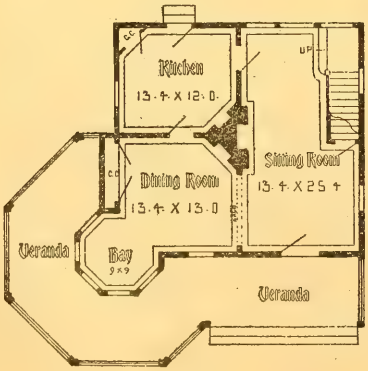
LANCASTER RESIDENCE.—Design 1881M; in frame, $1698 to $1790; plans, $20; width 28 ft. 8 in. x 30; width over all, 36 ft.; story heights, 9 ft. See page 65.

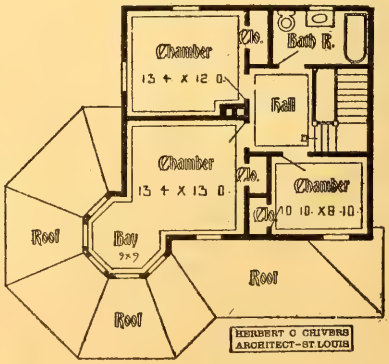




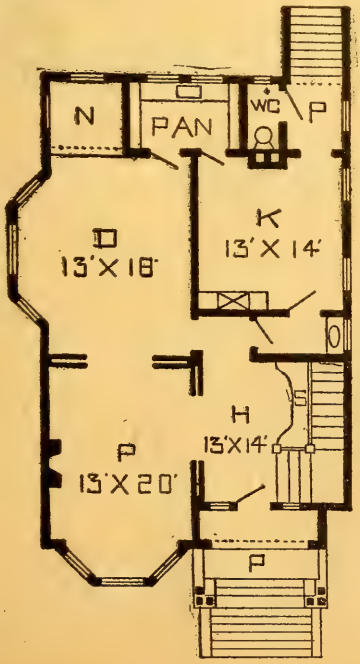


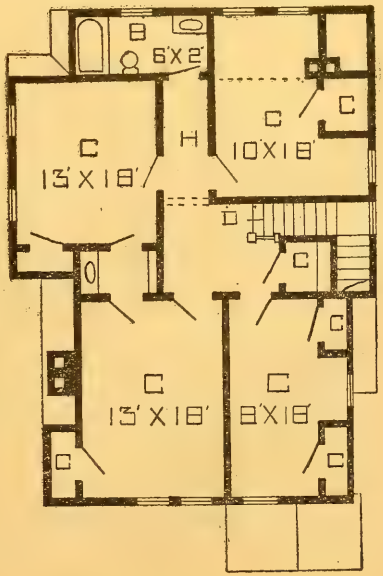
AVON RESIDENCE,—Design 1868M; in frame, $1690 to $198; plans, $15; width, 28 ft. 2 in. x 25 ft. 4 in.; width over all, 36 ft.; story heights, 9 ft. 6 in. 8 ft. 9 in. (full story) Special features: Tower at corner: large brick fire-place in sitting room; large bath room: convenient stairs for front or rear. See page 65.





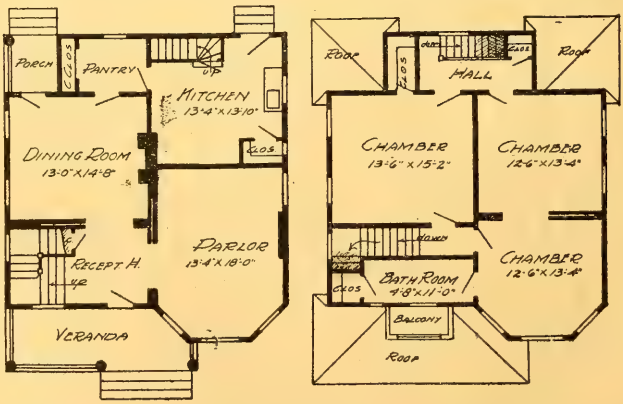
ELLISTON COTTAGE. Design 1046M; in frame, $1396 to $1798; width, 17 ft. 6 in.; width over all, 30 ft.; story heights, 9 ft. 6 in, and 8 ft. 6 in. (cut down by roof to 5 ft.). Special features; Quaint English effect; water closet at back porch for help; lavatory below stairs; nook to dining-room. See page 65.



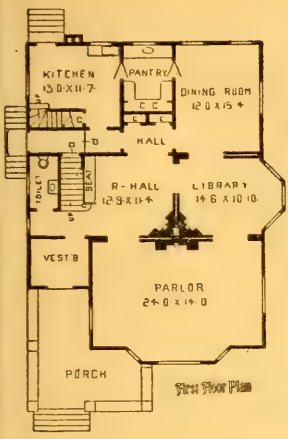


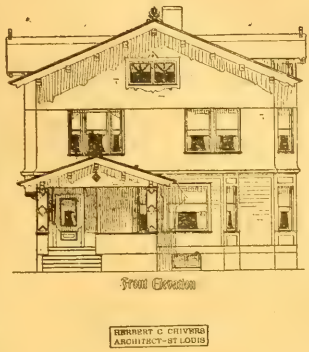
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

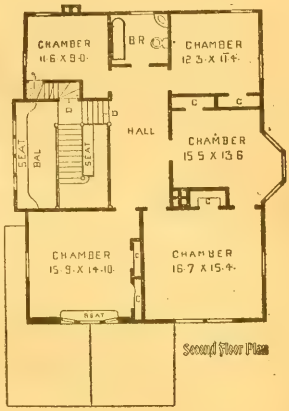
DEXTER PLAN,—Design 1960-O; in frame, $1290 to $1386; plans, $10; width over all, 27 ft. 10 in.; story heights, 9 ft. 6 in. Special Feature; A very compact plan; easy to construct; bay in front. See pages 543 and 65.



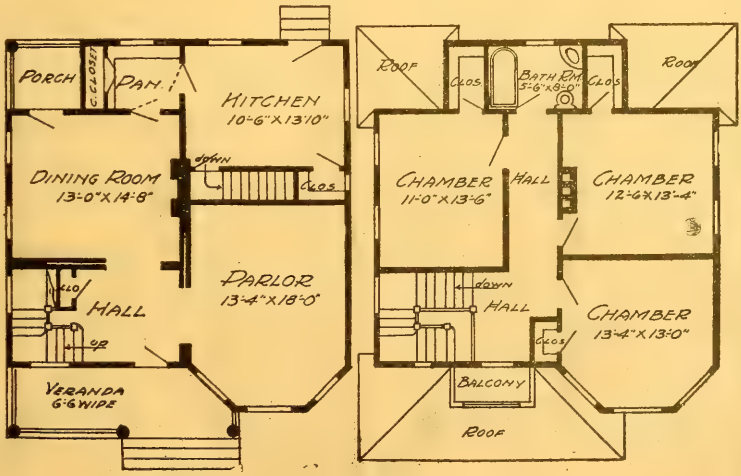
Plan No. 1.—See plan No. 2. opposite page.







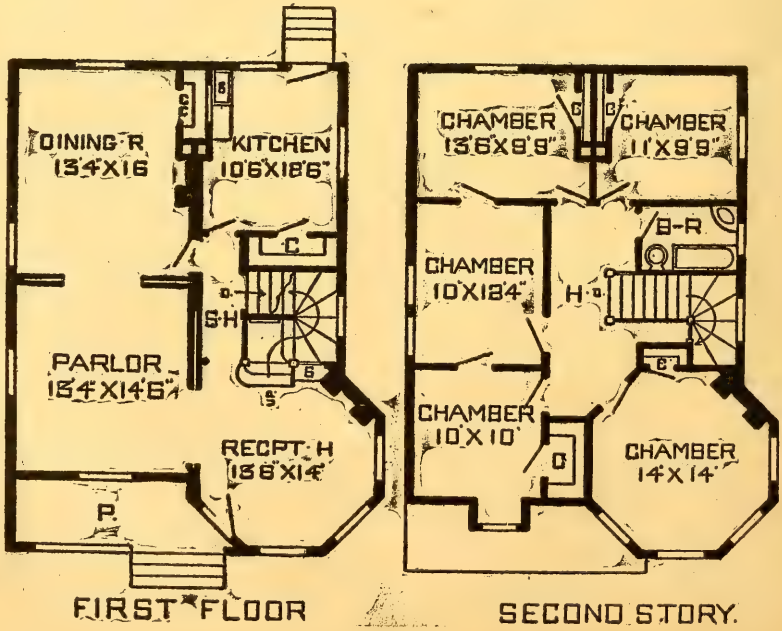
KALAMAZOO RESIDENCE.—Design 6031M; in frame, $2390 to $2899; plans, $10; width, 33 ft. 4 in., width over all; 36 ft. 4 in.; story heights, 20 ft. and 9 ft. Special features: Large parlor, toilet room, on first floor, side entrance, large pantry; Swiss design. See page 65.



Dexter Plan No. 1. See page 452 for design.

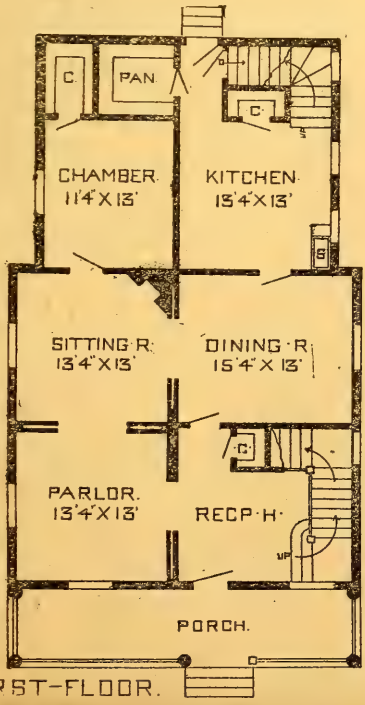
FREEBURG RESIDENCE.— Design 836M, in frame, $1490 to $1560; plans, $25; width 25 ft. 10 in. x 38 ft.; width over all, 28 ft. 10 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story except at front and back dormer windows). Spec-

Continued on page 456.

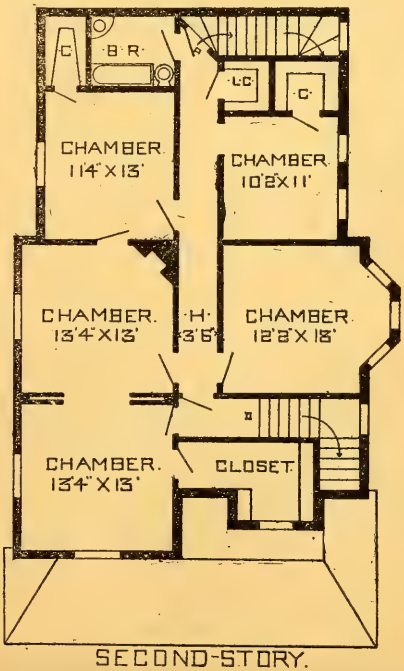


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ETNA RESIDENCE.—Design 876N; in frame, $2000 to $5200; Plans, $15; width, 30 ft. 4 in.; story heights, 9 ft. 9 in. and 9 ft. cut down slightly by roof. Good stained shingle design; would appear well with white trimmings. See page 65.



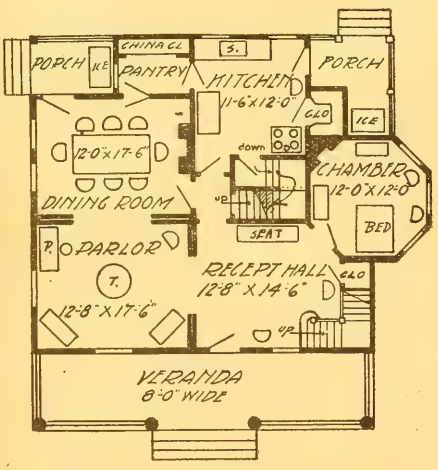
FIRST-FLOOR.

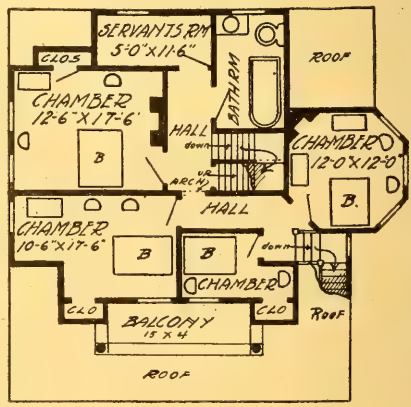


SECOND-STORY.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

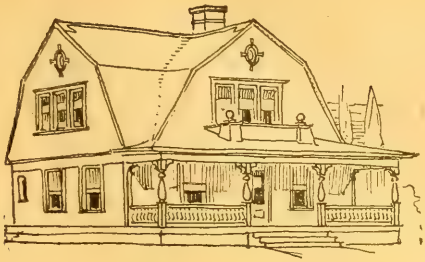
BALVIA RESIDENCE.—Design 1223M; Size 35x32 6 in. Full story heights. Cost $1599 to $1989; plans, $20.



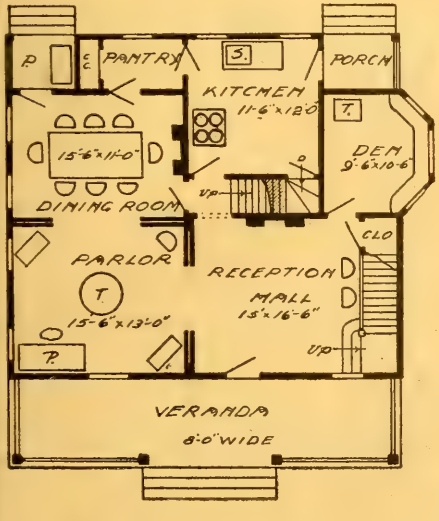


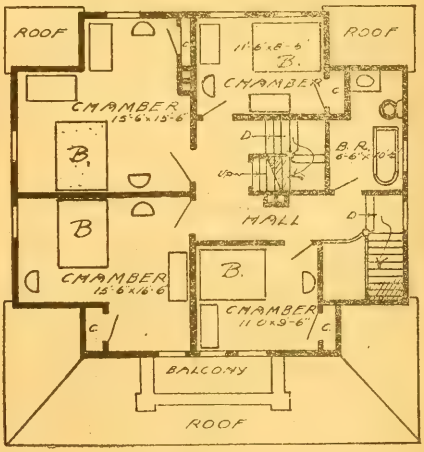
Continued from page 454.

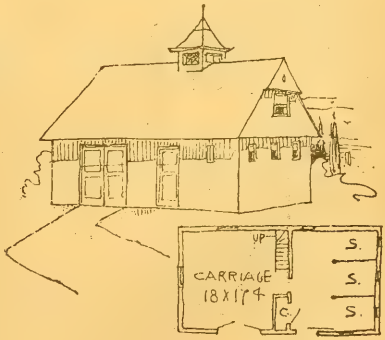
ial features: Attractive reception hall, and chamber above The ontside wall are stained shingles, but can furnish plans, with regular siding. See page 65.



SAGINAW COTTAGE.—Design 1202M; Size 36 ft. 6 in. by 31 ft. Cost $2595 to $1998; plans, $10.

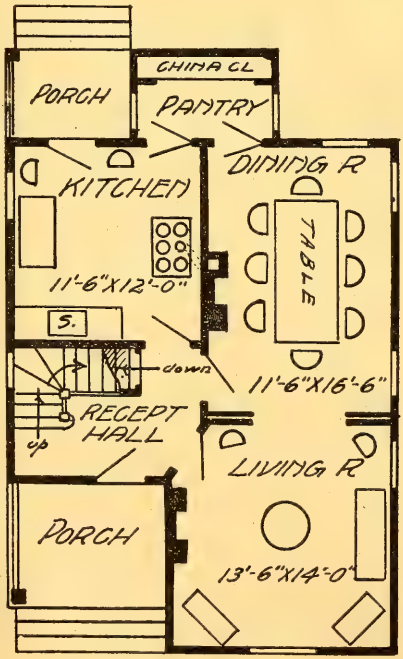


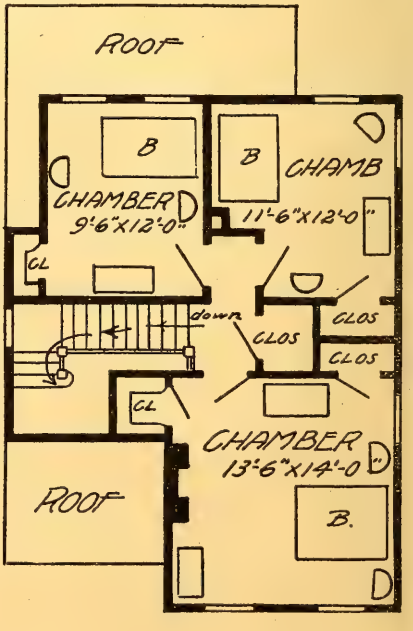




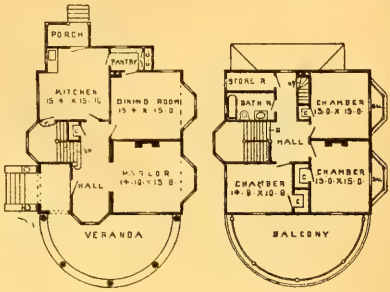
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

CREOLA COTTAGE.—Design 1220M; plans, $$15; Size 24 ft. 6 in. by 32 ft. 6 in. story heights, 9 ft. and 8 ft. in the clear. Special features: economtcal roof. Cost with cellar. $1520 to $1740.



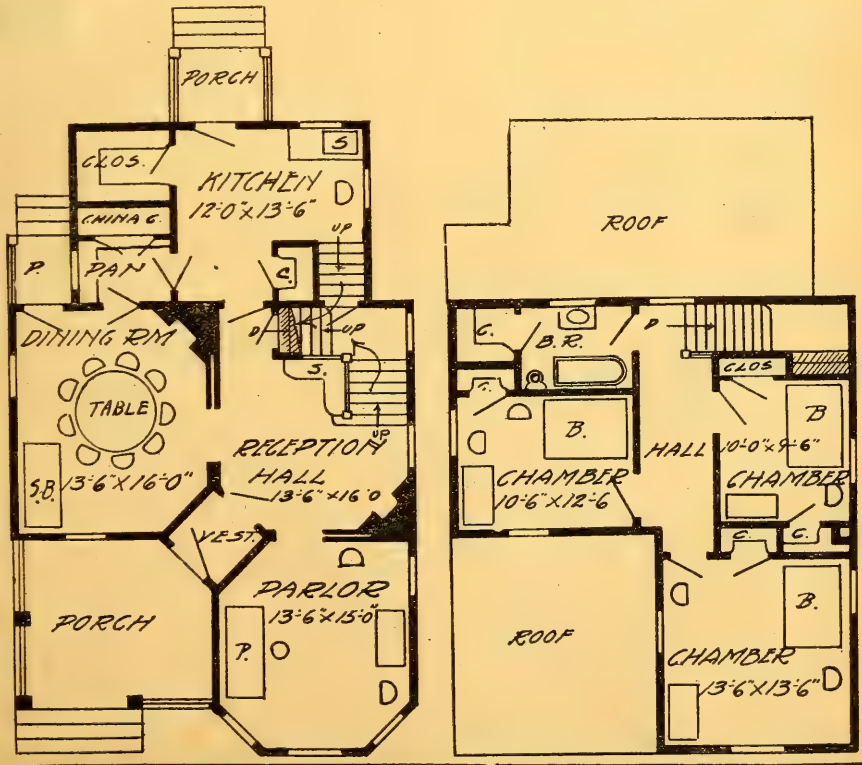


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

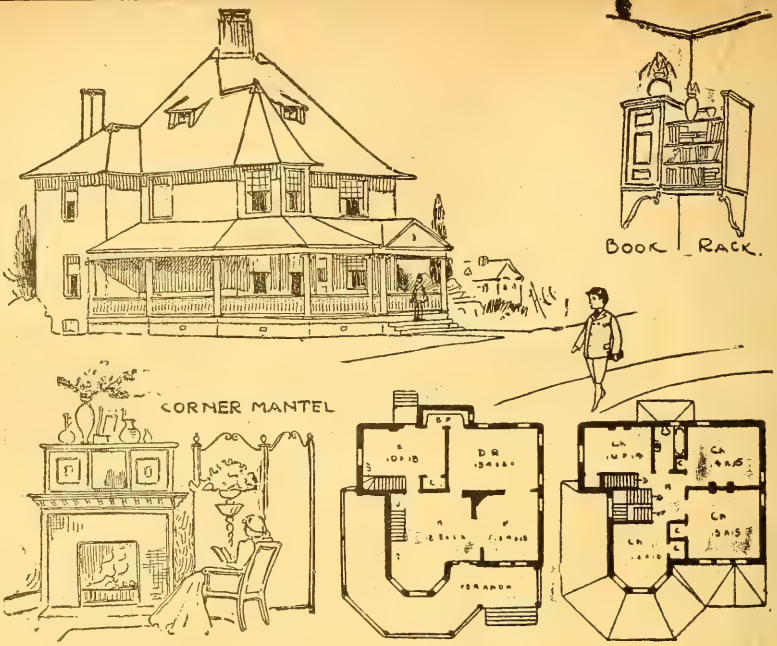


WALTHA. — Design 35-O; cost $1498 to $1880; size 32 ft. and 37 ft 6 in.; width over all, 38 ft. See Boston designs on page 480.

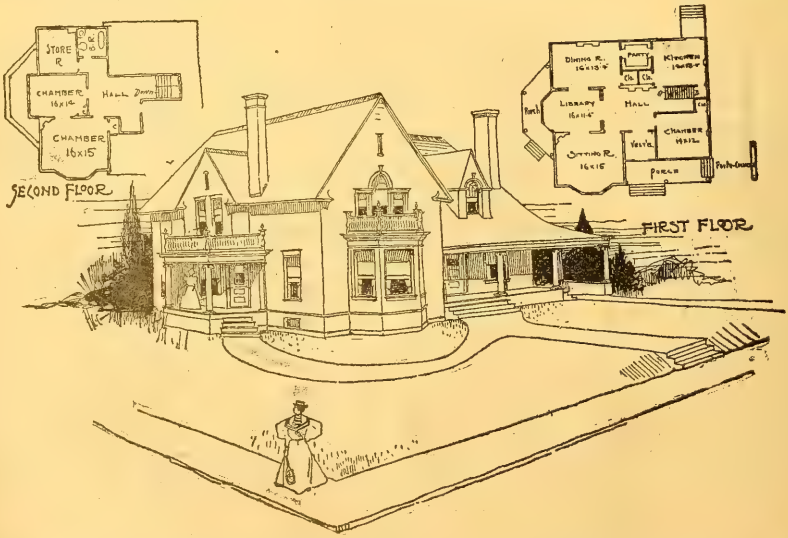
ROMULUS COTTAGE.—Design 12001M; Size 29 by 45. Cost $1640 to $2199; plans, $20; Special features: economical roof construction, attractive reception hall. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

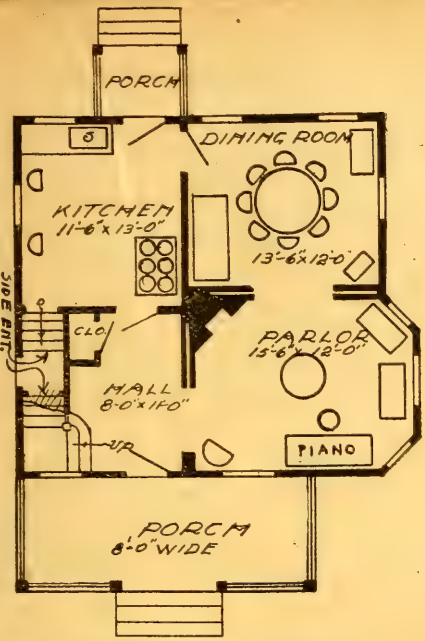


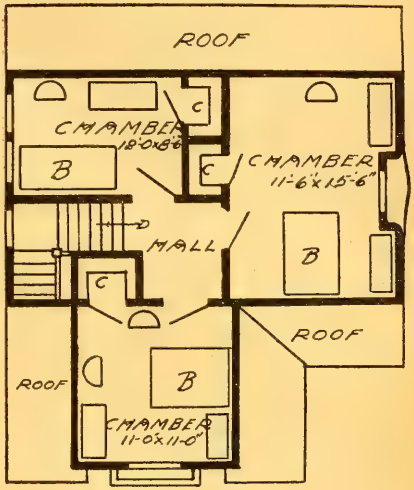
A COUNTRY HOME.—Design 893M; in frame, $2289 to $2396; plans, $20; story heights, 10 ft.; parlor, 13 ft. 4 in. by 15 ft.; dining room, 20 ft. by 13 ft. 4 in.; kitchen, 18 ft. x 10 ft. reception hall, 20 ft. by 15 ft. See page 65.



BRIDGETON RESIDENCE.—Design 897M; in frame, $2190 to $2385: plans, $20; (in brick or frame); story heights, 9 ft. 6 in. in the clear; front room, 16 ft. by 15 ft.: library,

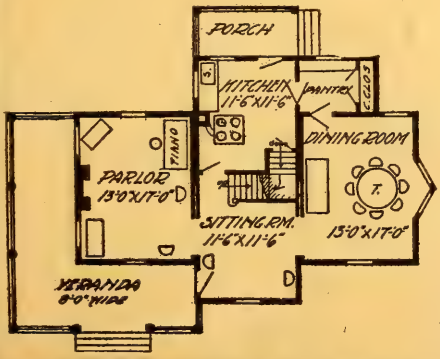
Continued on page 463.

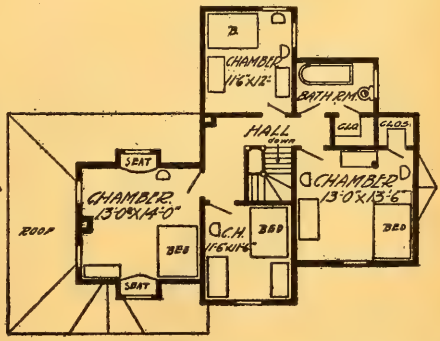




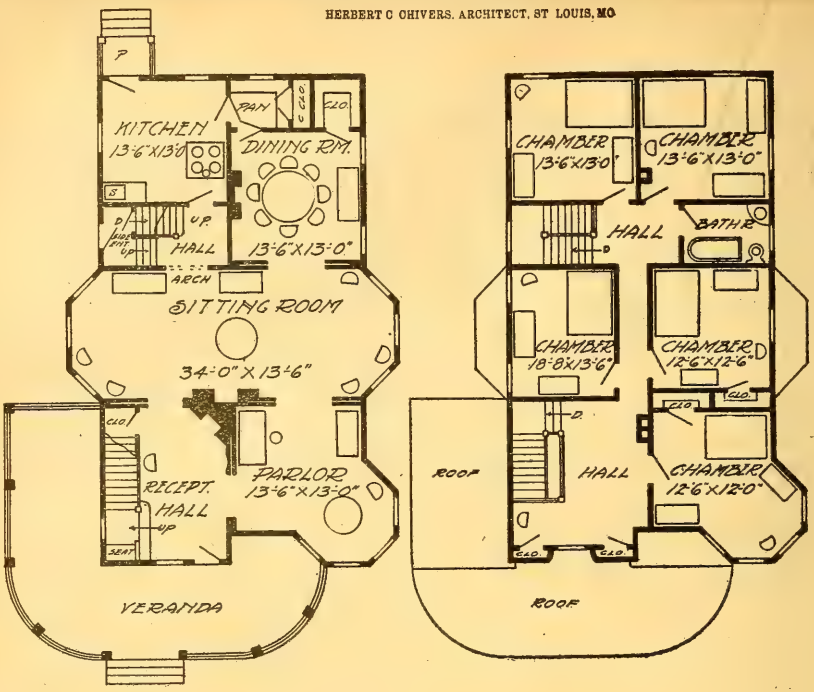
Algu Cottage, Design 1204M; size 26 x 26; cost $1090 to $1299; plans, $20

Magu Cottage, Design, 1205M; size. 40 x 29; cost, $1922 to $2249; plans, $25.



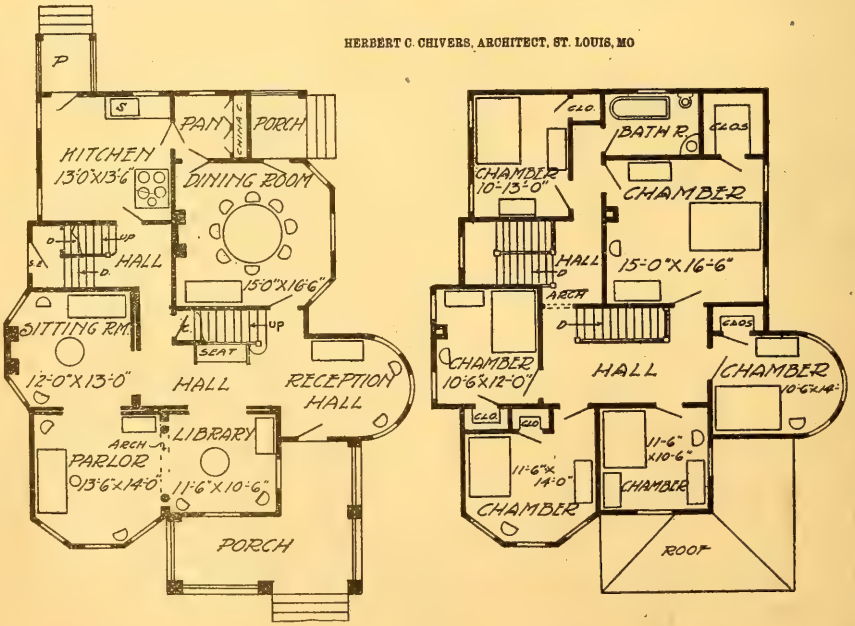


HERBERT C CHIVERS, ARCHITECT, ST LOUIS, MO



Alpine Residence see design on opposite page.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS, MO



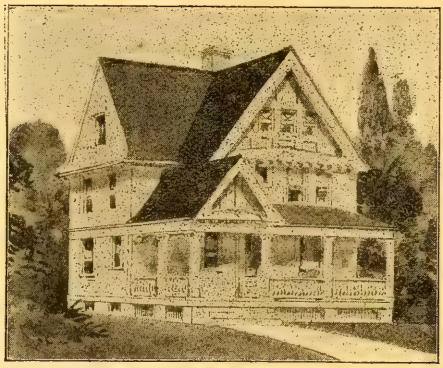
Melrose Residence see design on opposite page.

ALPINE RESIDENCE.—Design 100,020M; cost $2848 to $3050; plans, $30; size 28x52; special features: wide sitting room, large fire-place, combination side entrance, attractive front. See plans on page 462.

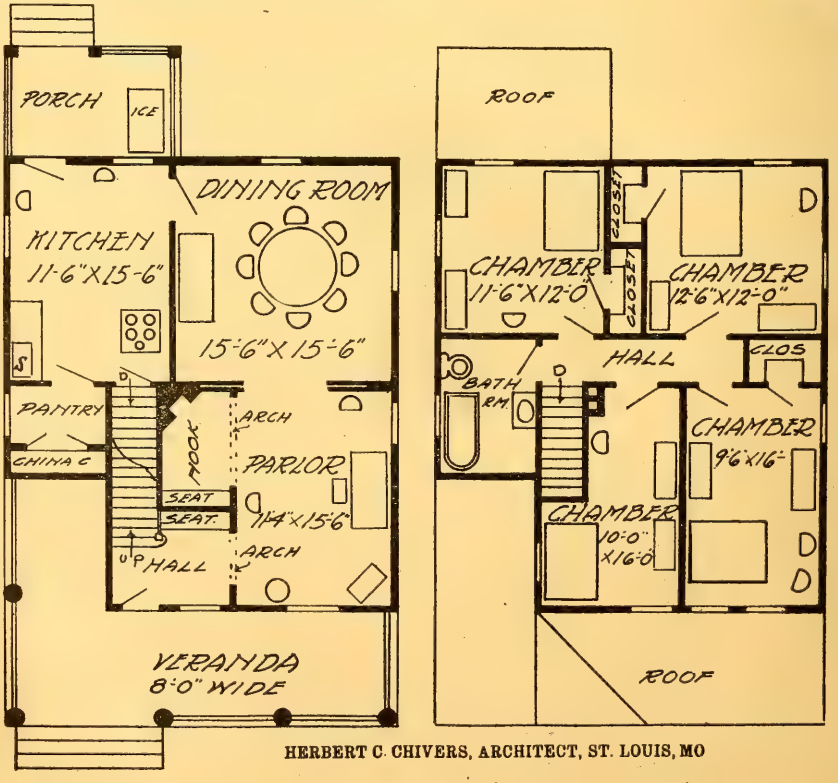
MELROSE RESIDENCE.—Design 100,003O; cost $2862 to $3598; plans, $35; size 26 ft. 6 in. x 45 ft extreme width 23 ft.; special features: large dining room; cozy reception hall; a good corner-lot design, with stained shingle gables. See plans on page 462.

Continued from page 460.

16 ft. x 11 ft. 4 in.; front 1st-story chamber, 14 ft. by 12 ft. dining-room, 16 ft. by 13 ft. 4 in.; kitchen, 14 ft. x 13 ft. See page 65

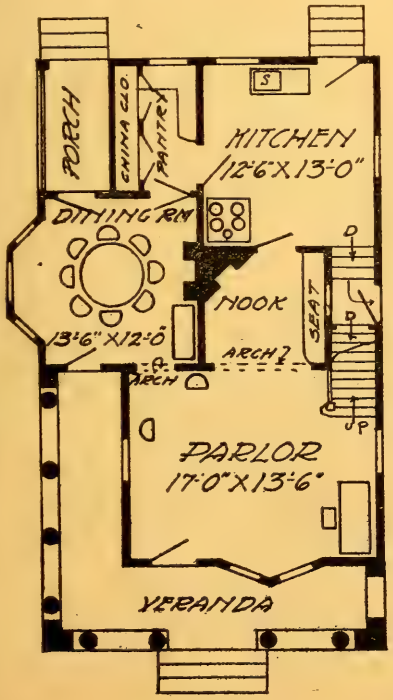


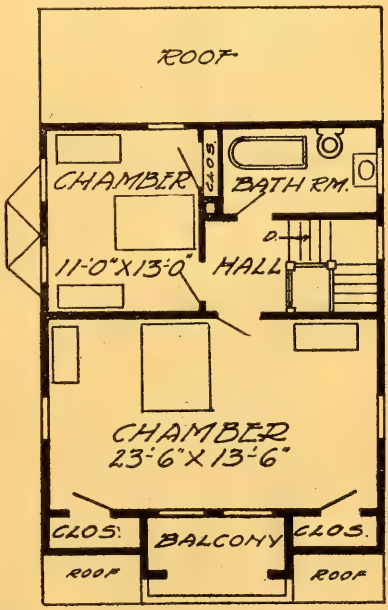
BROCTON RESIDENCE.—Design 100;003M; cost $1488 to $1636; plans, $20; size 28 ft. 6 in, x 33 ft.; special features: nook in parlor, large dining room; one chimney stack for entire house, furnace in basemement.



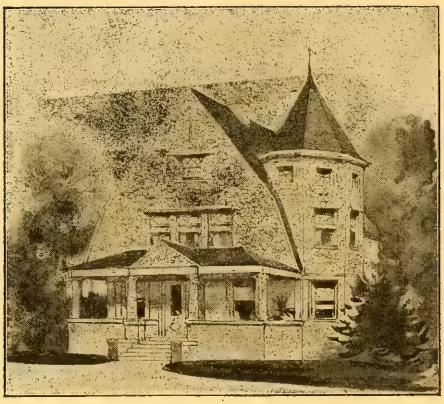
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS, MO

WALCOTT RESIDENCE.—Design 100,012M; cost $1935 to $2128; plans, $20; size 24.6x36; special features: nook in hall, large front room, side entrance.

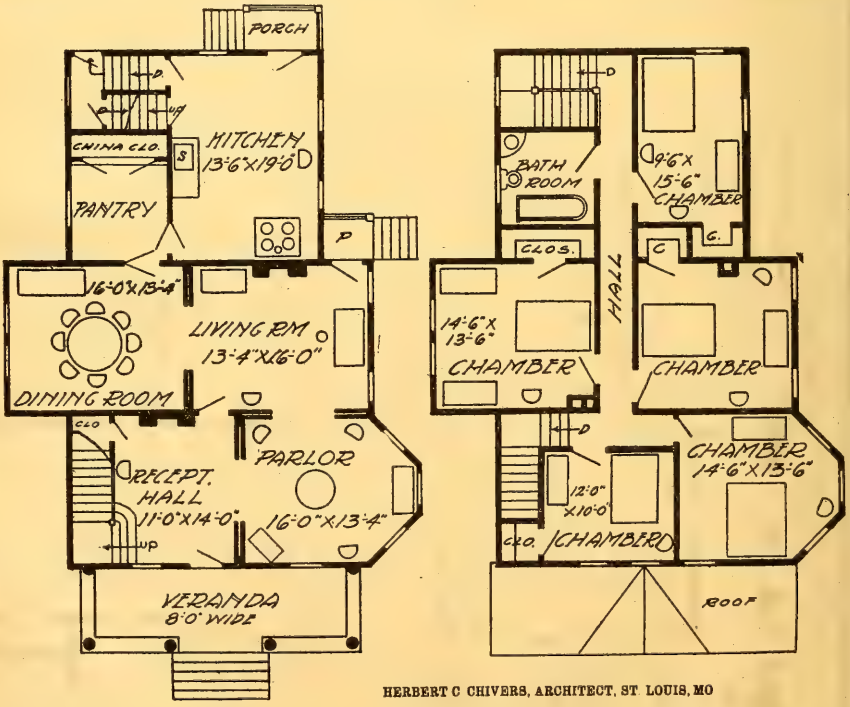




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS, MO.

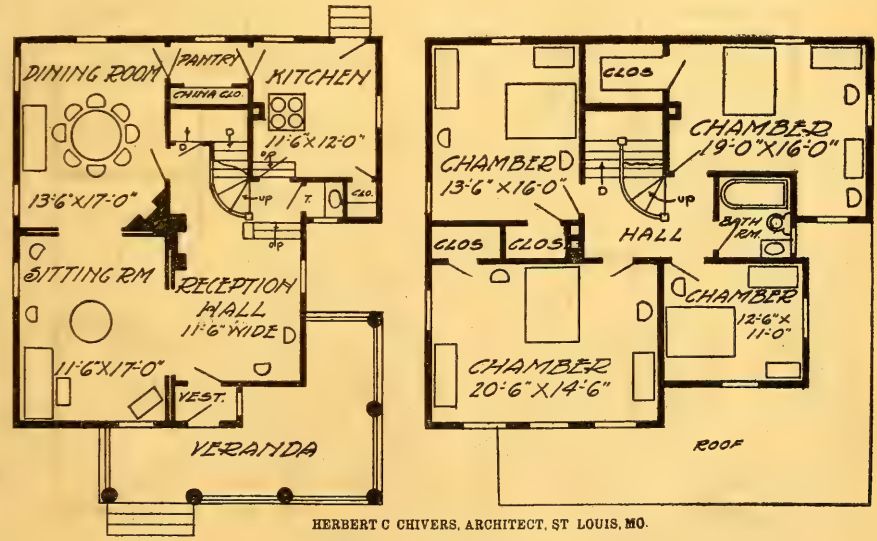


THORNHILL COTTAGE—Design 100 006M; cost $2379 to $2758; plans, $25; size 28.6x48. Special features: attractive side tower, large pantry, combination rear stairs.



HERBERT C CHIVERS, ARCHITECT, ST LOUIS, MO

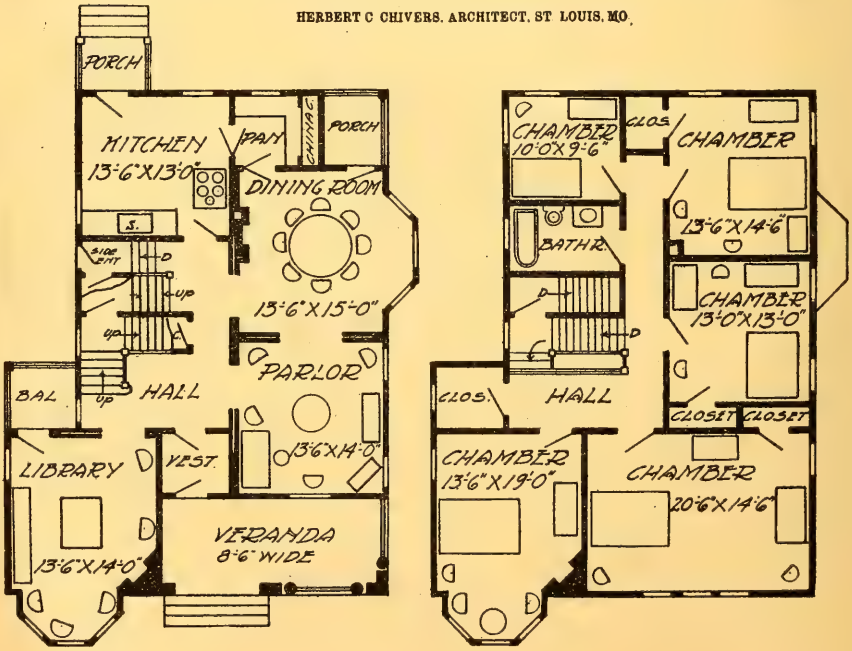
MARSELLES RESIDENCE.—Design 100,027M; cost $2203 to $2406; plans, $25; size 34x36. Special features: wide reception hall, with fire place, attractive combination front and rear stairs.



HERBERT C CHIVERS, ARCHITECT, ST LOUIS, MO.

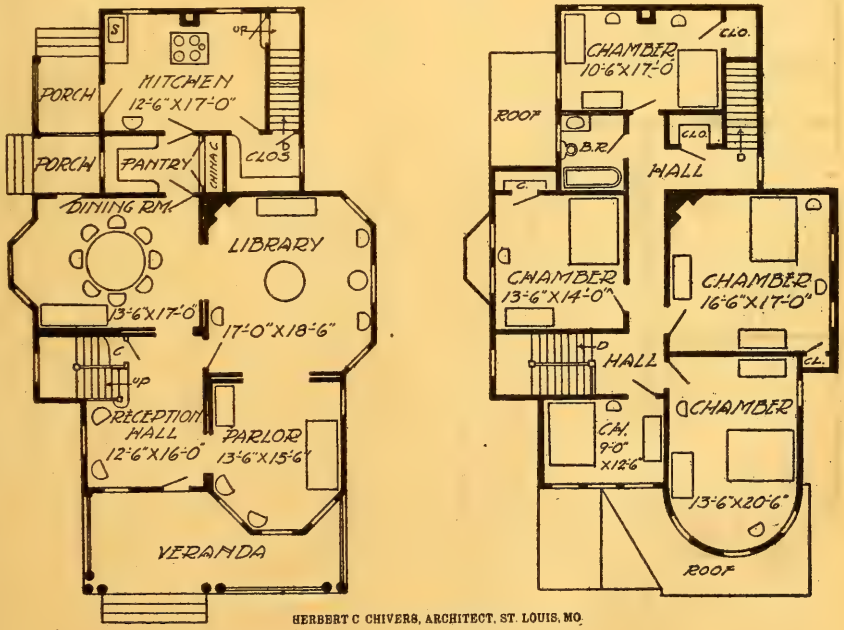
KOKIMO RESIDENCE.—Design 100,002M; cost $2965 to $3261; Plans, $30; size 35x45. extreme width 50 ft. Special features: Attractive bay; side entrance; vestibule in front; large chamber in front; general outlines of design very good; would make an attractive stained shingle gable. See page 65.

HERBERT C CHIVERS. ARCHITECT. ST LOUIS. MO.



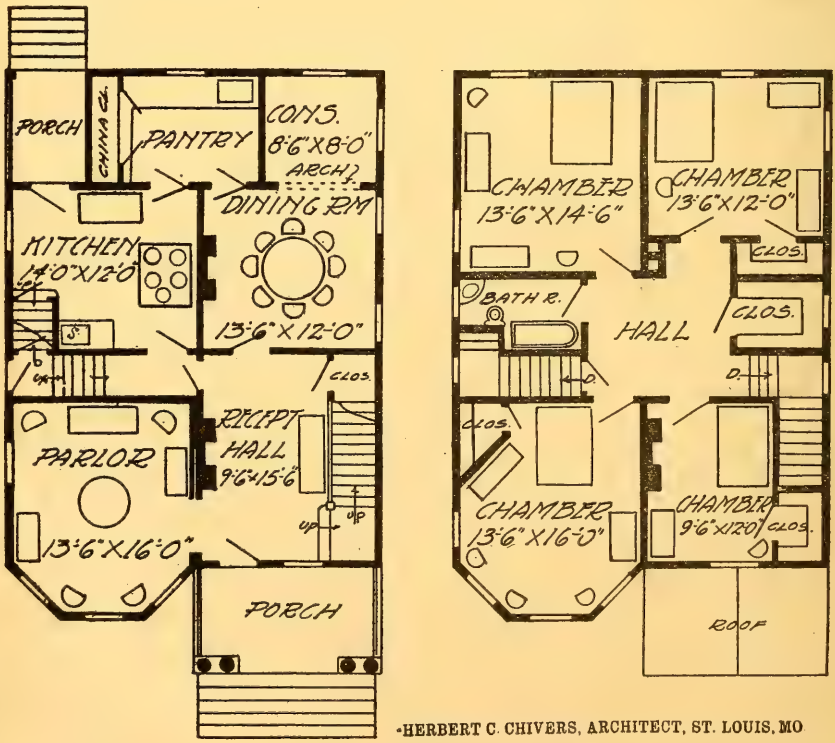
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

KALEVA RESIDENCE.—Design 100021M; cost $3026 to $3331; plans, $35; size 33x51. width over all, 36 ft. special features: bay in front and side. compact plans, large kitchen closet. See page 65.



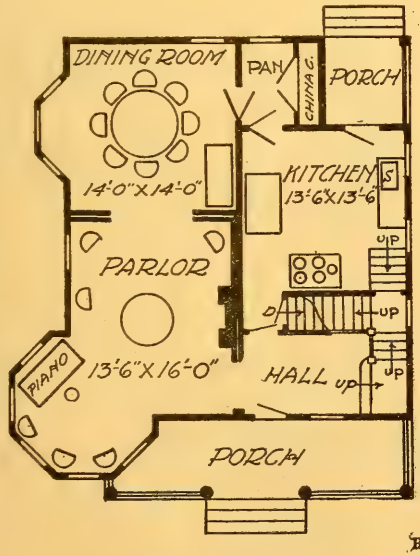
HERBERT C CHIVERS, ARCHITECT, ST. LOUIS, MO.

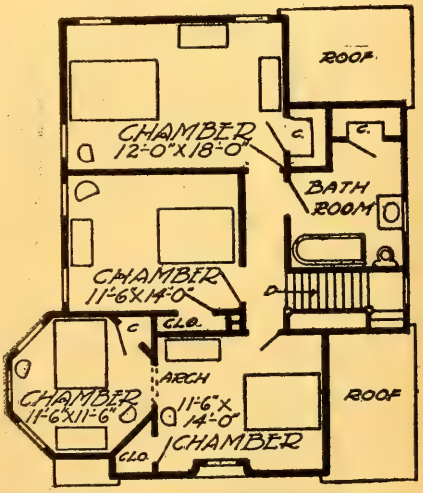
EDINBERG RESIDENCE.—Design 100,015O; cost $1665 to $2798; plans, $10; size 28.6x37.6: Special features: combination side and cellar entrance, conservatory, large pantry, See page 65..



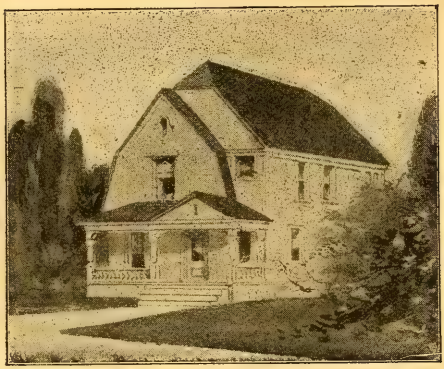
•HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS, MO

WINDFALL RESIDENCE.—Design 100,014M; cost $2090 to $2499; plans, $20; size 29x37; Special features large bay on side, combination stairs, attractive exterior, good corner lot design. See page 65.

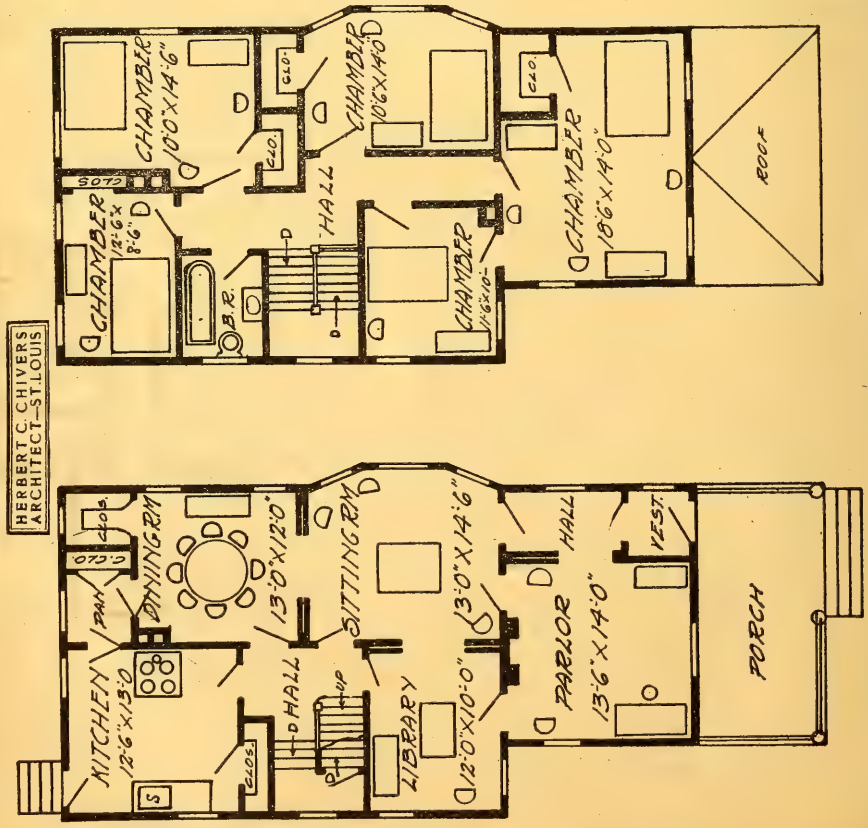




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS, MO.



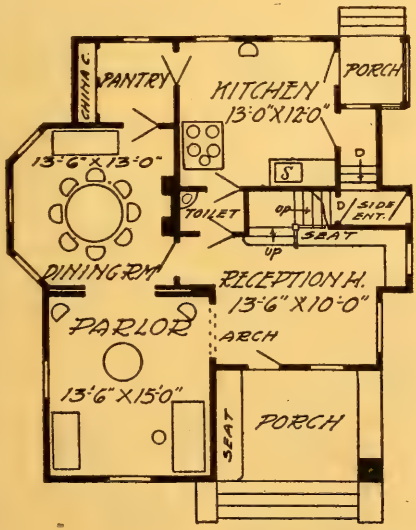
SHANNON COTTAGE.—Design 100,028M; cost $1820 to $1998; plans. $20; size 48.6x25.6; dining room is 11 ft. 6 in wide; special features; narrow lot plan, side entrance, vestibule entrance, plain exterior.

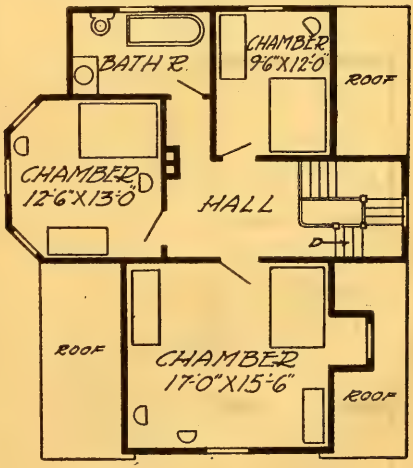


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

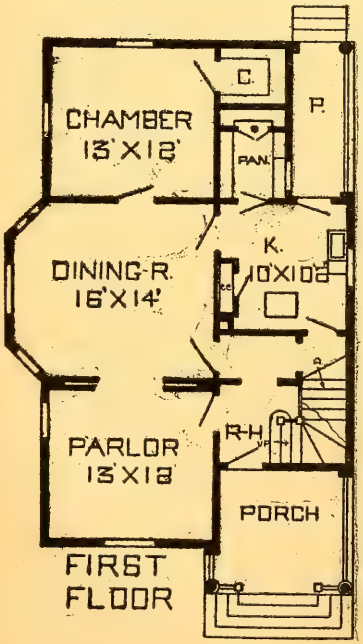
ELKHORN COTTAGE.—Design 100,023M; plans, $20; cost $2151 to $2366; size 28.6x37. width over all 34 ft; special features: attactrve exterior, large reception hall, side entrance.

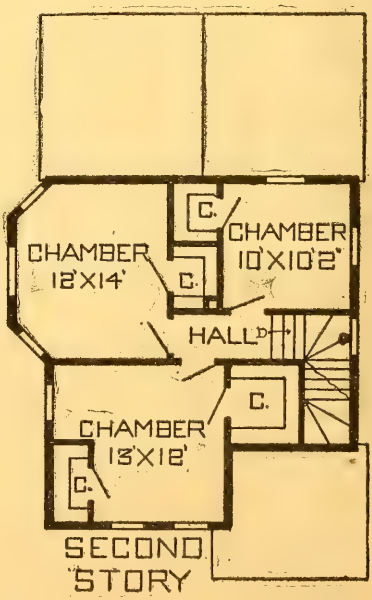
HERBERT C CHIVERS, ARCHITECT, ST. LOUIS, MO





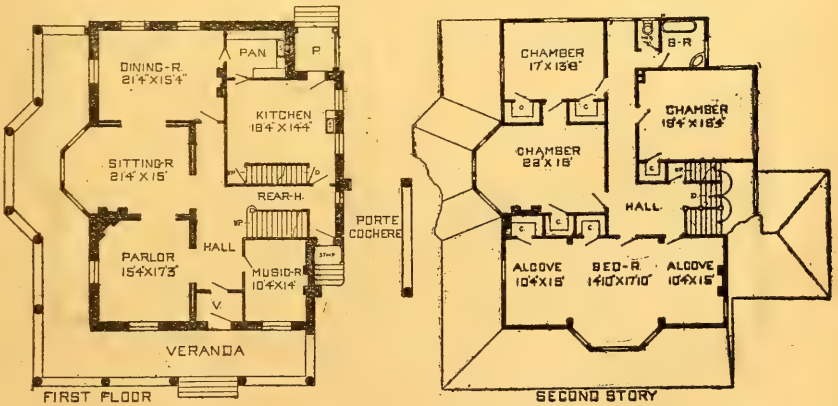
BIRDSVIEW COTTAGE.—Design 877M; in frame, $1399 to $1598; plans, $10; width over all, 27 ft. 6 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story). Special features, Gable, as designed, will look well in stained shingles, with white trimmings. Can furnish a very fine color scheme with this cottage. See page 65. See index for Clinton Cottage.





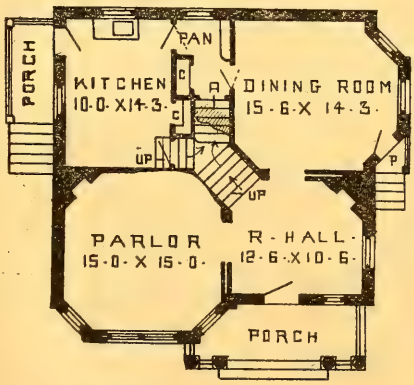
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

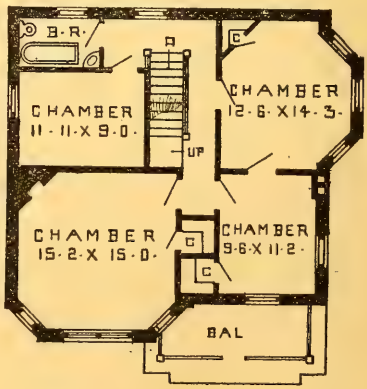
SOUTH SIDE RESIDENCE.—Design 869M; in frame, $3000 to $3500; with stone first story, $4000; plans, 35; story heights, 10 ft. Special features; Simple, but attractive roof lines; porte cochere and large veranda. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

HINTON RESIDENCE.—Design 640-O: in frame, $1490 to $1880; in brick, $1920 to $2440; plans, 25; width, 30 ft. 6 in. x 32 ft. in brick; width over all, 38 ft. Special features; Compact plan, combination stairs, a good corner-lot design. See page 65.

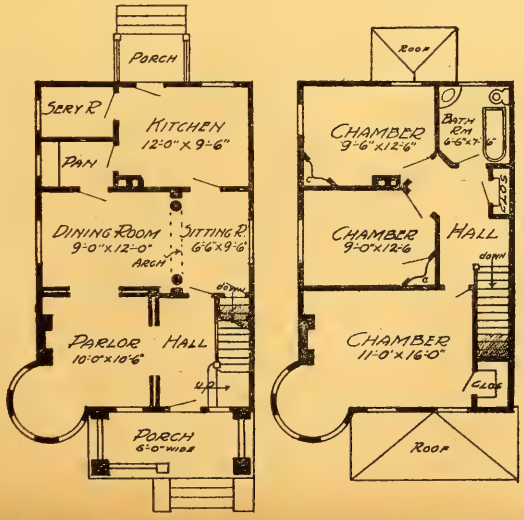


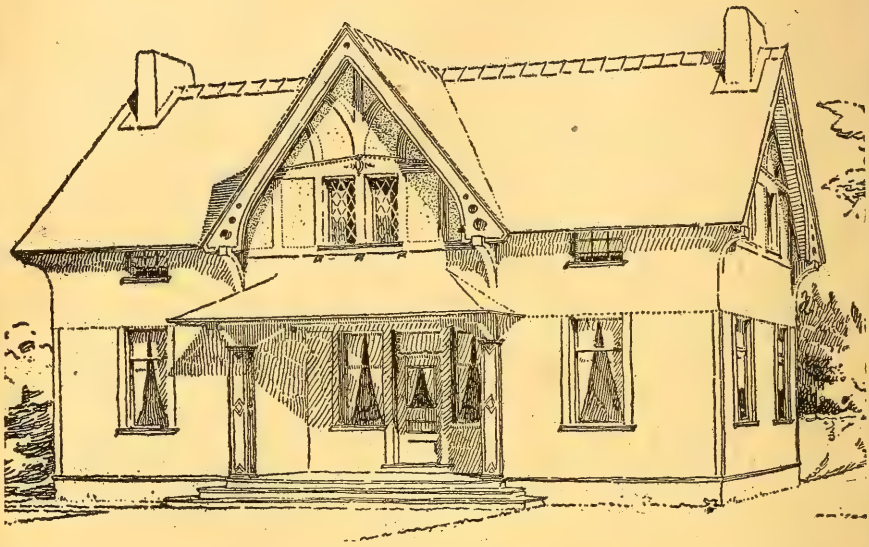


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

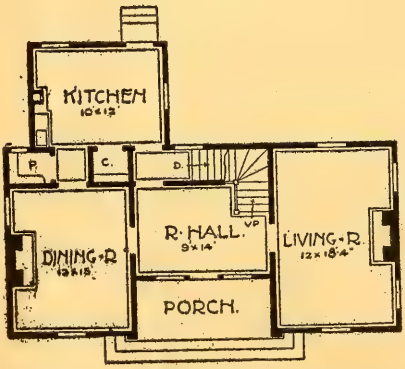
DUVALL RESIDENCE.—Design 4999-O; in frame, $1225 to $1398; plans, $15; width, 20 x 31; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special features; Compact plan, attractive and well ventilated dining-room, convenient servant's room.

Duvall Residence No. 2. Moore Shower design, same design as above, but gable is not out off, with 12 x 13 parlor; 13 x 15 sitting-room with bay; 13 x 15 dining-room with bay, 10 x 10 pantry, 12 x 12 kitchen, rear stairs to basement, large rooms to second story, with bay over dining-room, and water-closet seperate from bath-room. See page 65.

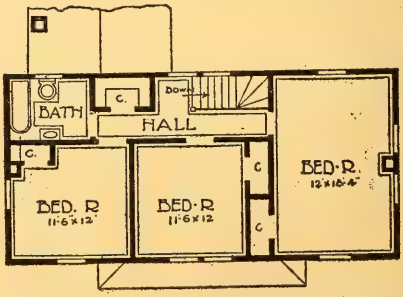




LAKEVIEW COTTAGE.—Design 1640-O; Cost in frame, $744 to $880; plans, $5; width, 40 ft.; story heights, 9 ft. with side walls cut down by roof to 5 ft. 6 in. See page 65.



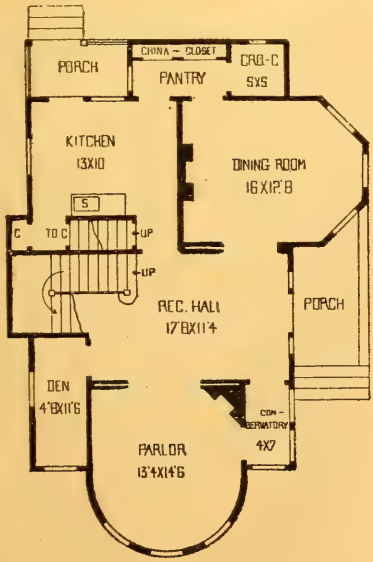
FIRST-FLOOR

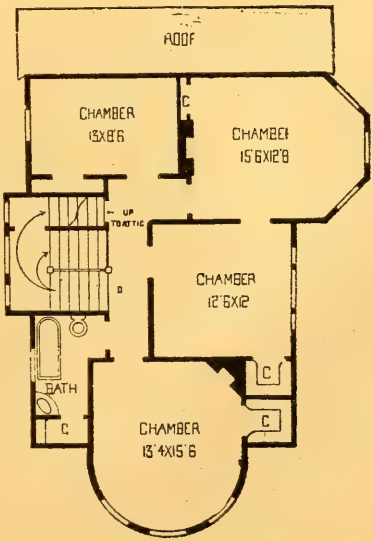


SECOND-FLOOR.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

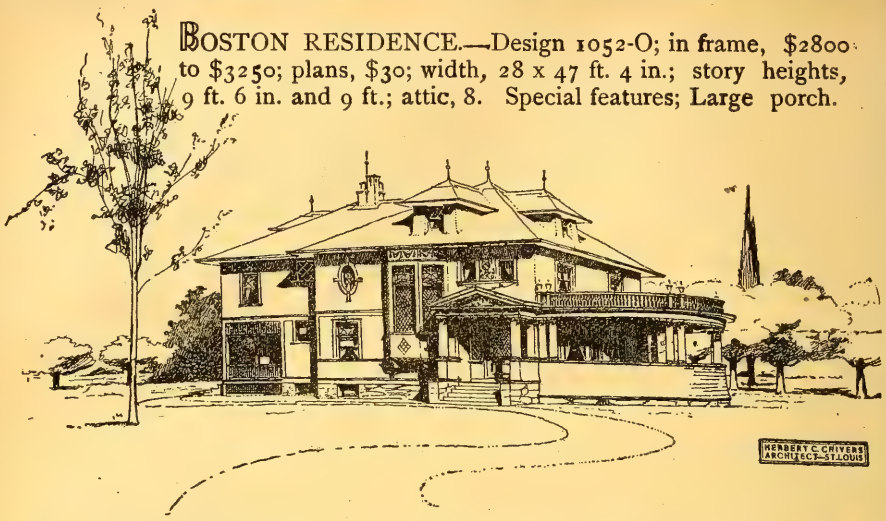
ALTON RESIDENCE No. 2.—Design 4229M: in frame, $2398 to $2498; plans, $20; story heights, 9 ft. 6 in.; width, 31 ft. 6 in. Special features; Large central hall, with den adjoining. See page 65.





HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

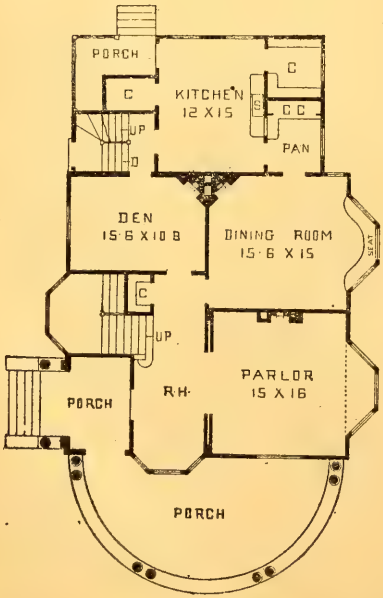
BOSTON RESIDENCE.—Design 1052-O; in frame, $2800 to $3250; plans, $30; width, 28 x 47 ft. 4 in.; story heights, 9 ft. 6 in. and 9 ft.; attic, 8. Special features; Large porch.

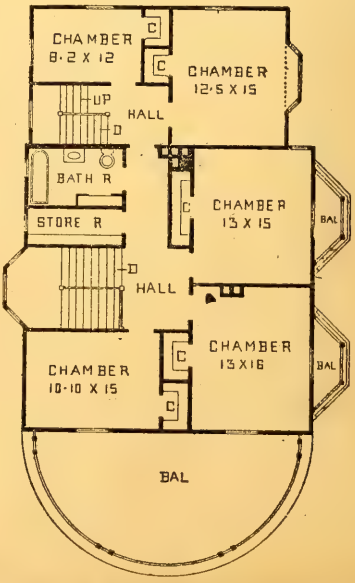


Boston Residence No. 2. Have $10 stock plan of this with rear porch to kitchen, with 9 x 8 laundry, where porch now is, with out-side door, with bay to front chamber, and separate water-closet in back hall. See Manston Resiuence page 407.

Boston Residence No. 2. Modified;—Lott design, with dining room space used as sitting room, 15 x 16; with 16 x 20 octogan shape dining-room back of this, with first story bath room in place of den, with kitchen back of this, with bath-room between front two chambers and bath-room over first story bath,

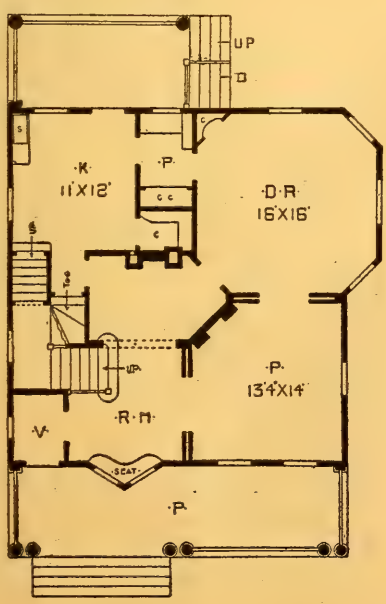
Continued on page 484.

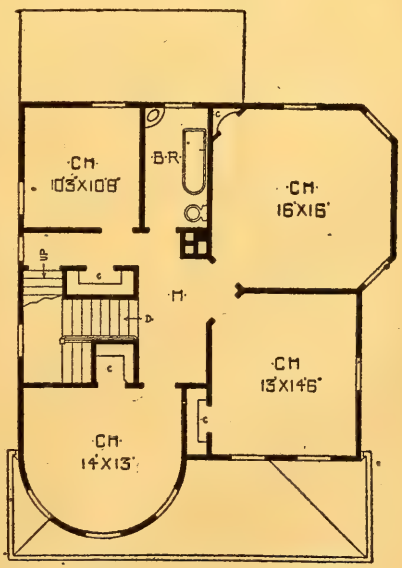


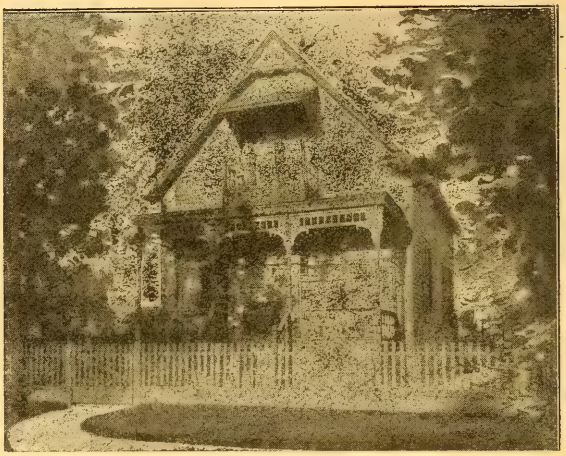


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

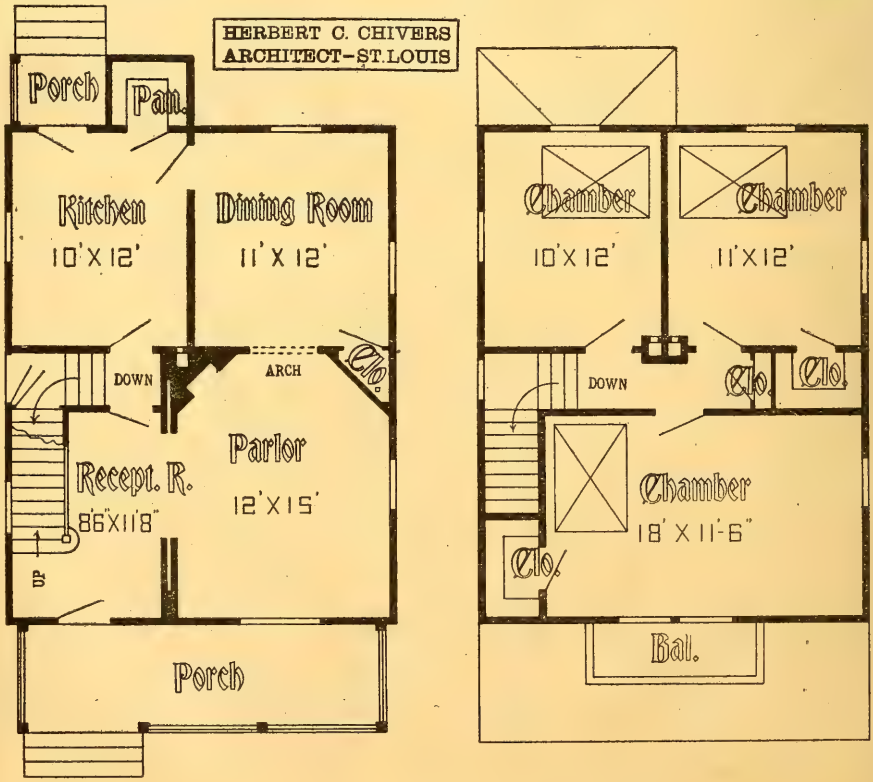
HOPKINSVILLE RESIDENCE. — Design 1042-O; in frame, $2,298 to $2,669; plans, $20; story heights, 9 ft. 6 in. Special features: Fire-place in reception hall; well-ventilated dining-room; vestibule. See page 65.



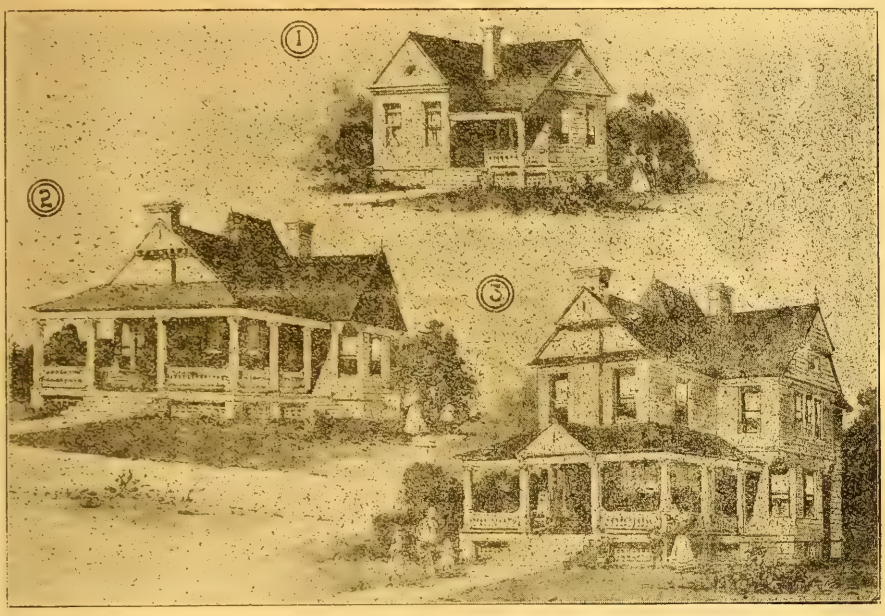




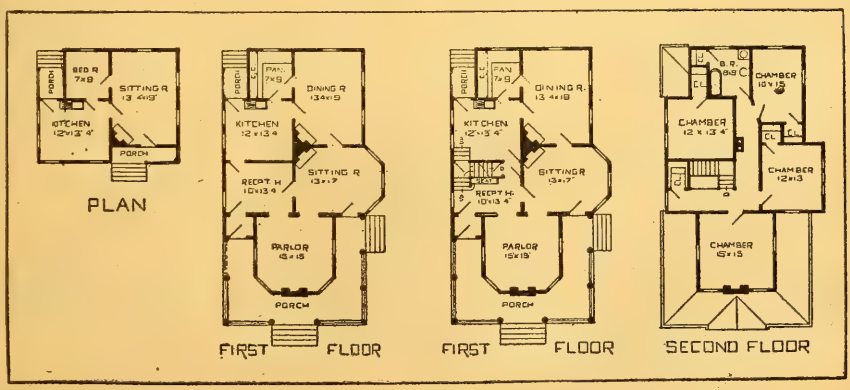
SWEETWATER COTTAGE.—Design 100,197M; in frame, $1,078 to $1,299; plans, $20; width, 22 ft. 6 in. by 28 ft. 6 in.; story heights, 9 ft. See page 65.



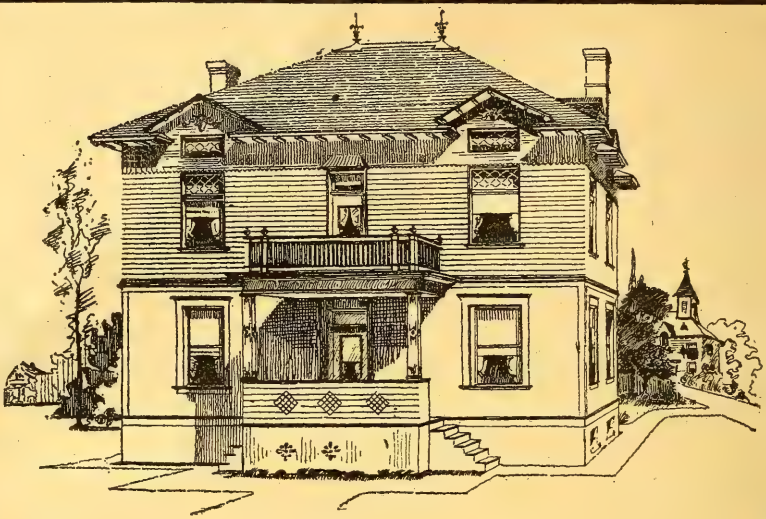
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



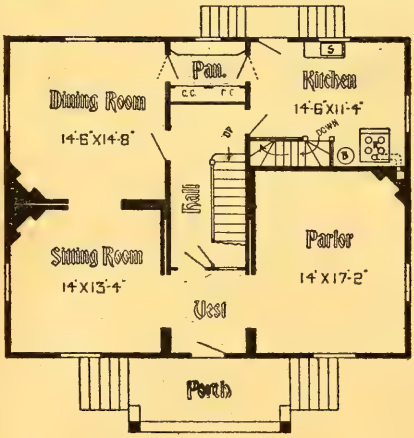
WAXAHACHIE COTTAGE.—Design 84M; In the accompaning designs, the plan of a $500 three-room one-story cottage is arranged in such a manner that several rooms may be added on in front without making any change in the original building. It consist of a basement under the entire building, with an outside cellar entrance. The first floor consists of a general living-room, kitchen and bed room. The cost seems considerble for an ordinary three-room house, but as good cellar and foundation is something which cannot be put into advantage afterwards, it is a good thing to start on "a solid foundation" when building, no matter how small or insignificant the house may seem. Plans, $35. See page 65.

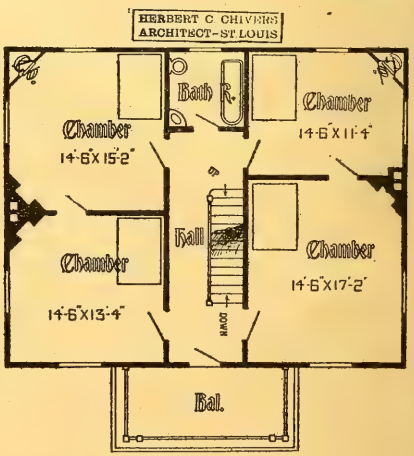


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



GEORGIA RESIDENCE.—Design 1999-O; in frame, $2,040 to $2,380; plans, $20; width, 37 ft. 6 in. by 29 ft. 8 in.; story heights, 10 ft. and 9 ft. See page 65.

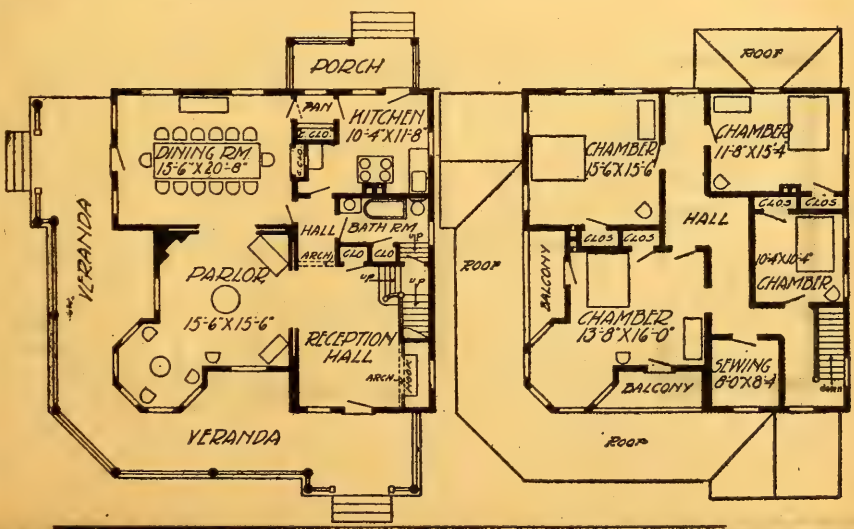




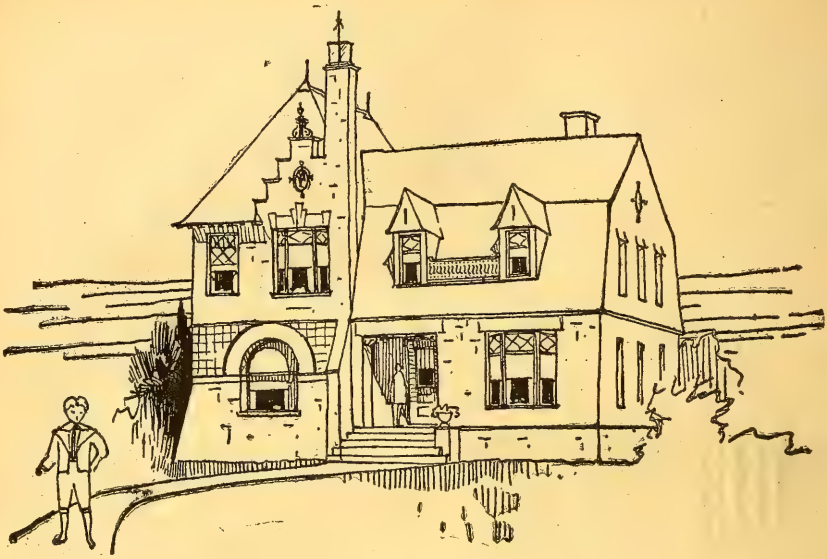
(Boston Residence continued from page 480.)

with general dimensions, 32x55, suitable for lot with steep grade from front to rear, with physician's office, man's room, laundry and toilet room in basement. Boston Res. No. 3, Drake design, with 7x8 toilet room back of den, with mantel in place of bay to parlor, and room above with three bed rooms on stair side of house, with bath-room and rear stairs over pantries, with combination rear stairs, with 8 ft. porch across front, with entrance in front. Boston Res. reversed. See index for Fleming design.

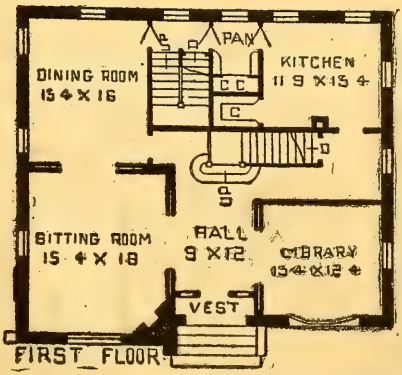
NORWOOD RESIDENCE.—Design 1217-O; size 28x38. Cost, $2,390 to $2,484. Special features: Bath-room on first floor; large dining-room and veranda; tower and balconies. Plans, $20. See page 65.

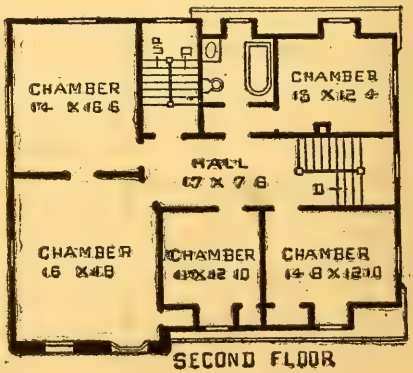


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



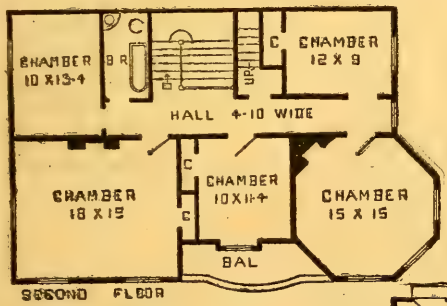
OZONE RESIDENCE.—Design 1054M; in frame, $2,340 to $2,450, (with stone first story, $950 extra); plans, $20; width, 40 ft. 8 in. by 36 ft.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features: Attractive stone (Dutch) gable and chimney effect. Modifications: A front porch could be erected across entrance and front of library, with the main roof extending down over same to good effect. See page 65.

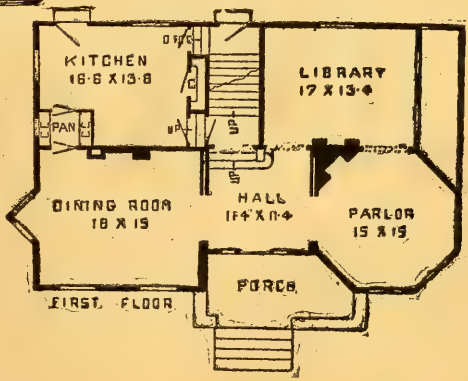




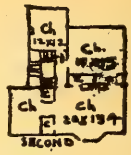
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

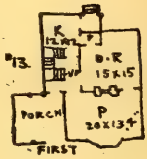
MASSILION RESIDENCE.—Design 1049-O; in frame, $2,200 to $2,500; plans, $20; width, 47 ft. 4 in. by 26 ft. 6 in.; width over all, 47 ft. 4 in.; story heights, 9 ft. in the clear. Special features: Wide imposing frontage. We have plans with projecting Colonial porch, with 4 ft. open porch around to side porch, called (Hill plan). See page 65.



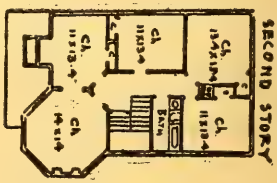


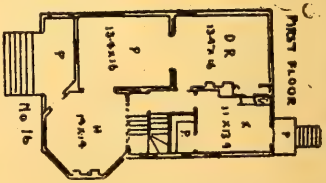
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.





A COUNTRY HOME.—Design 1005M; in frame, $1,398 to $1790; plans, $20; story heights, 10 ft. See page 65.



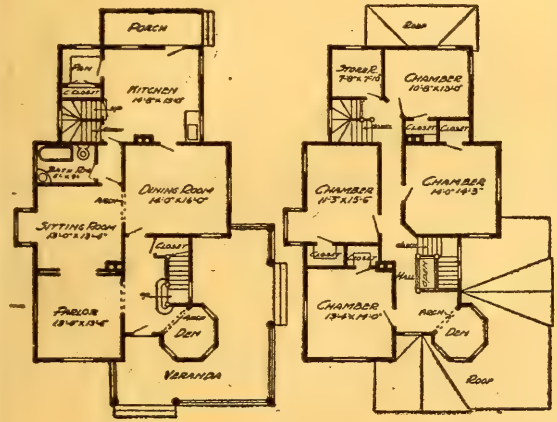


CLINTON RESIDENCE.—Design 109M; in frame, $1,860 to $1998; plans, $25; story heights, 9 ft. 6 in. and 8 ft. 6 in., in the clear. Special features; Neat attractive exterior. See page 65.

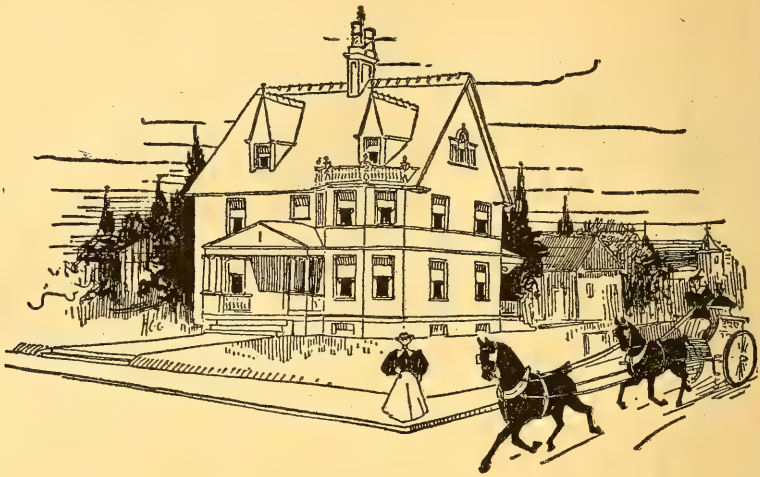
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

VALLEY FALLS RESIDENCE.—Design 980M; in frame, $2,190 to $2,260; plans, $20. See page 65.

Valley Falls No. 2, Turner design, same as above, with more attractive appearance, with 15x15 parlor; with 15x15 sitting-room; with 8x11 chamber; with closet in place of bath; with combination cellar entrance; with triple fireplace where flues are shown; with bath-room over present location and rear room omitted. See page 65.

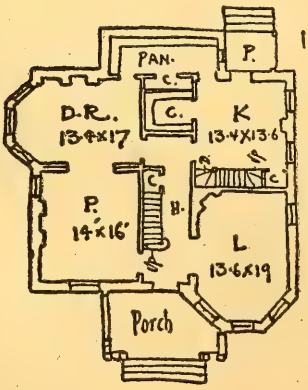


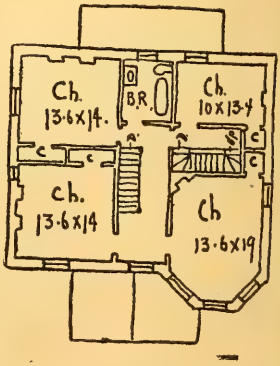
Pittsfield Residence. See discription on page 496.



OREGON RESIDENCE.—Design 839M; in frame, $1,490 to $1,598; plans, $15; width; 35 ft. 10 in. by 30 ft. 10 in.; width over all, 39 ft. Story heights, 9 ft. Special features: Plain, simple roof treatment and a well-balanced, easy to construct design.

OREGON plan No. 2, Alexander plan, in frame, size 39x35; story heights, 9 ft. 6 in. and 9 ft.; hall 7 ft.; parlor 13x16; library 13x19; kitchen 13.6x11.6; with 7x7 pantry (not projecting) in place of "C" connecting direct with 17x13.6 dining-room; with chamber over parlor 13.6x16 ft. and two good size rooms in attic. Plans $10. See page 65.

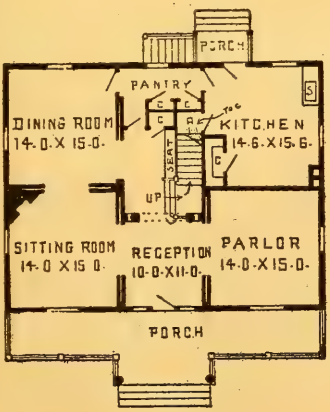


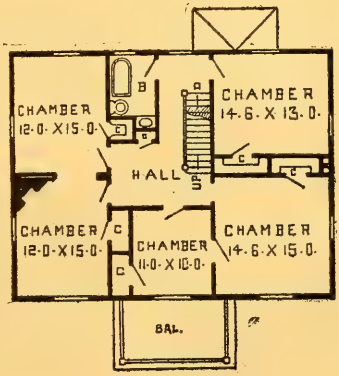


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ROBINSON RESIDENCE.—DICKINSON Design 2960M; in frame, $1998 to $2345; plans, $20; width, 47 ft.; story heights, 9 ft. 6 in.; Special features: Wide imposing frontage. Modifications; The modified plan, with porch on side would cost. See page 65.

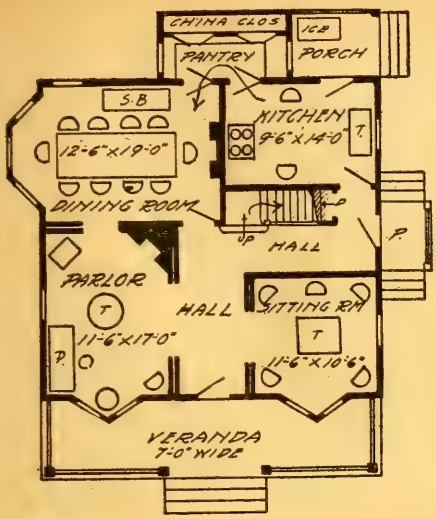
Robinson Res. No. 3, La Plaute Design same as Robinson residence with 14 x 17 ft. parlor; rear stairs, dumb-waiter, corner china case in dining-room, with space above dining-room used as 12 x 15 ft. screened-in balcony, or summer sleeping compartment, size of building 41 x 32 ft.; story heights, 10 ft.

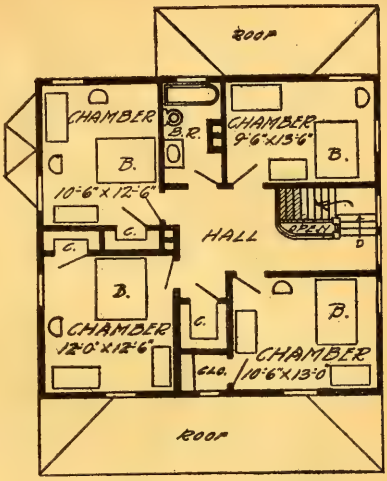




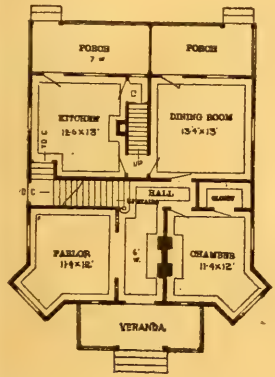
WELLS RESIDENCE.—Design 4371M; in frame, $1,498 to $1,600; plans, $15; width over all, 31 ft. 8 in.; story heights, 9 ft. Special features: Large reception hall; a door can be put in direct to dining-room. Modifications: The plans show a more attractive exterior. See page 65.

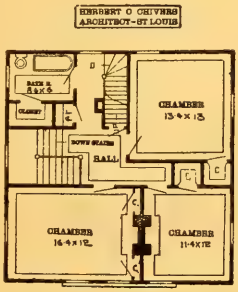
BEATRICE RESIDENCE.—Young design 1531M; in frame, $1,200 to $1,599; plans, $10; width, 27 ft. 10 in. by 50 ft. 8 in.; story heights, 9 ft. and 9 ft. Special features: Unique first floor plan; fire-place shows up well from dining-room and parlor. The dining-room is 18x15 and has full octagon bay. The pantry is 7x10; rear porch 7x11. See page 65.





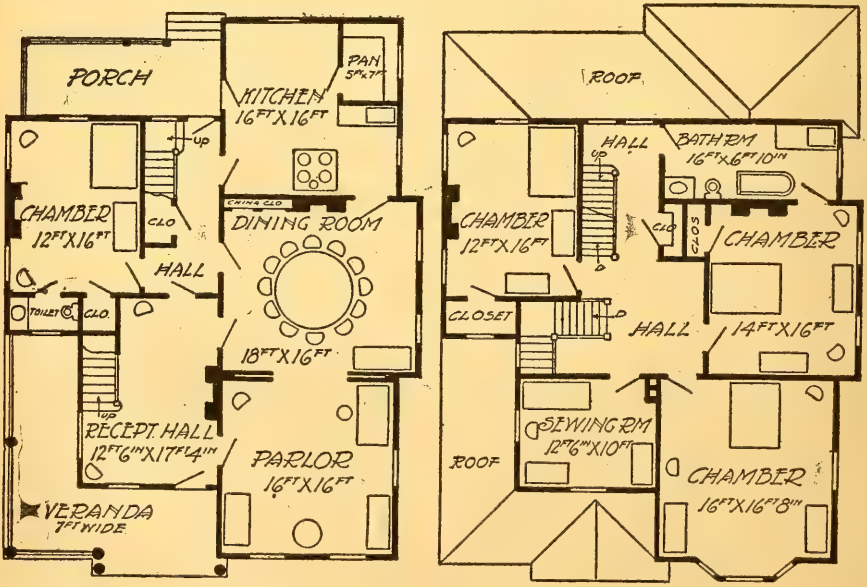
WALLACE RESIDENCE.—Design 1000M; in frame, $1,300 to $1499; plans, $20; See page 65.





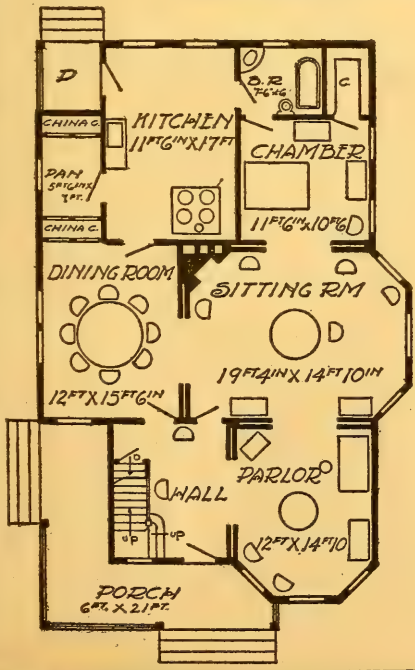
SUNNYSIDE COTTAGE.—Design 1225M; size 39 ft. 6 in. x 38 ft. 6 in.; Cost $1299 to $1498. Plans $15 See page65.

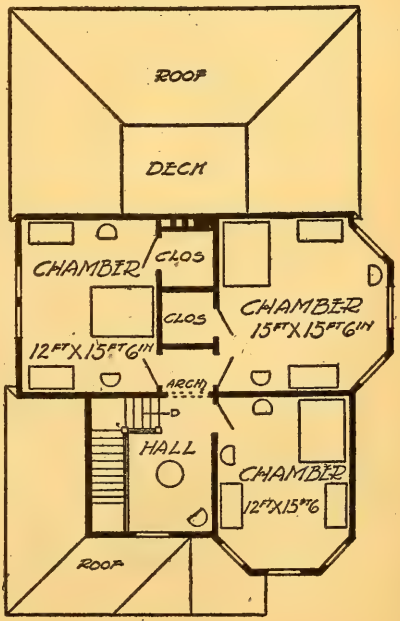
CHILTON RESIDENCE.—Design 100,059M; size, 37x50; cost in frame, $2,775 to $3,000; story heights, 1st 11 ft., 2d 10 ft.; special features: Bed-room on first floor. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

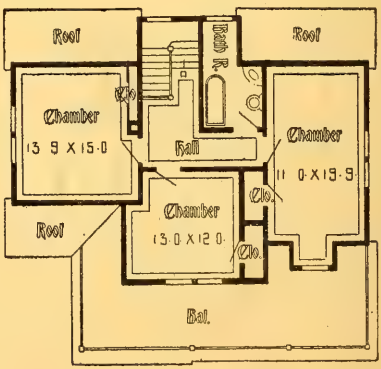
Elberta Residence. See discription on page 509.





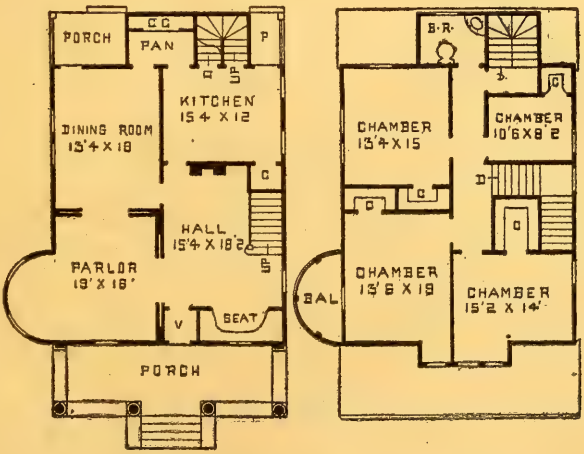
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

QUINCY RESIDENCE.—Design 1875M; in frame, $1,799 to $1,980; plans, $15; width, 41 ft. by 30 ft. 2 in.; story heights, 10 ft. and 9 ft. in the clear. Special features: Central reception room, toilet room back of this, built-in refrigerator, combination stairs, and grade entrance to cellar. Modifications: Toilet room could be used as a girl's room. See page 65.



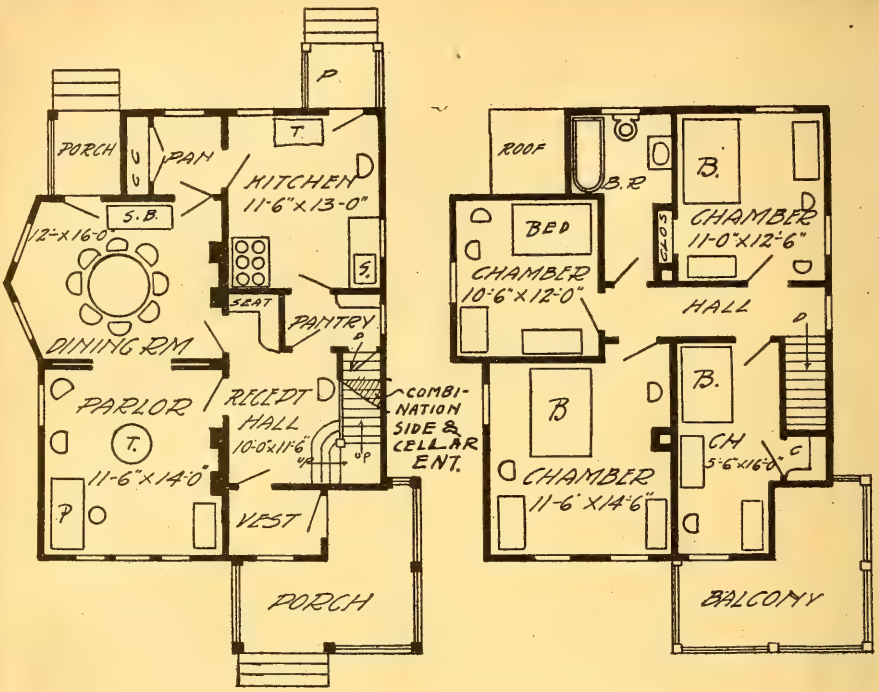
PITTSFIELD RESIDENCE.—Design 528-O; in frame, $1,268 to $1,489; plans, $10; width, 28 ft. 10 in. by 34 ft.; story heights, 9 ft. 6 in. and 9 ft. Special features: Inexpensive tower, compact plan, plain, simple design. Modifications: Huose would look well with tower eliminated. See page 65. See plans on page 489.

IONA RESIDENCE.—Design 1532M: in frame, $1459 to $1789; plans, $15: width, 30 ft. 4 in.; width over all, 36 ft. story heights, 9 ft. 6 in. (cut down at roof to 7 ft. 6 in.); Special features: Large reception hall. See page 65.

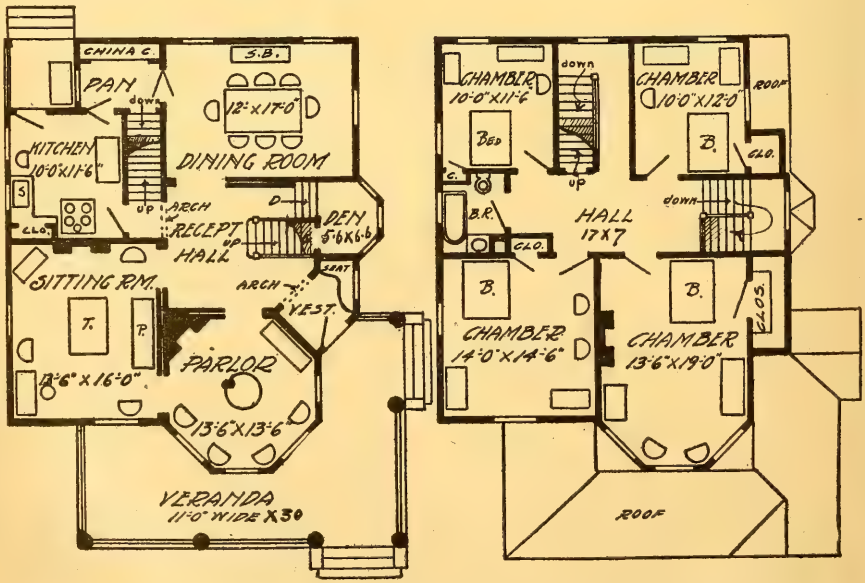


PERU RESIDENCE.—Design 1055M; in frame, $1,098 to $1,299; plans, $15; width, 32 ft. 8 in. by 30 ft.; width over all, 52 ft.; story heights, 9 ft. 6 in.; Special features; Wide varanda and Porte-cochere. See page 65.

See plans on page 511.



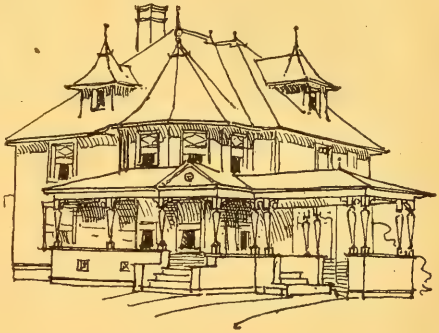
Sunnyside Cottage. See design on opposite page, 499.

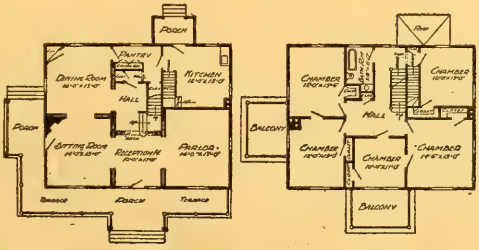


Sabina Residence. See design on opposite page, 499.

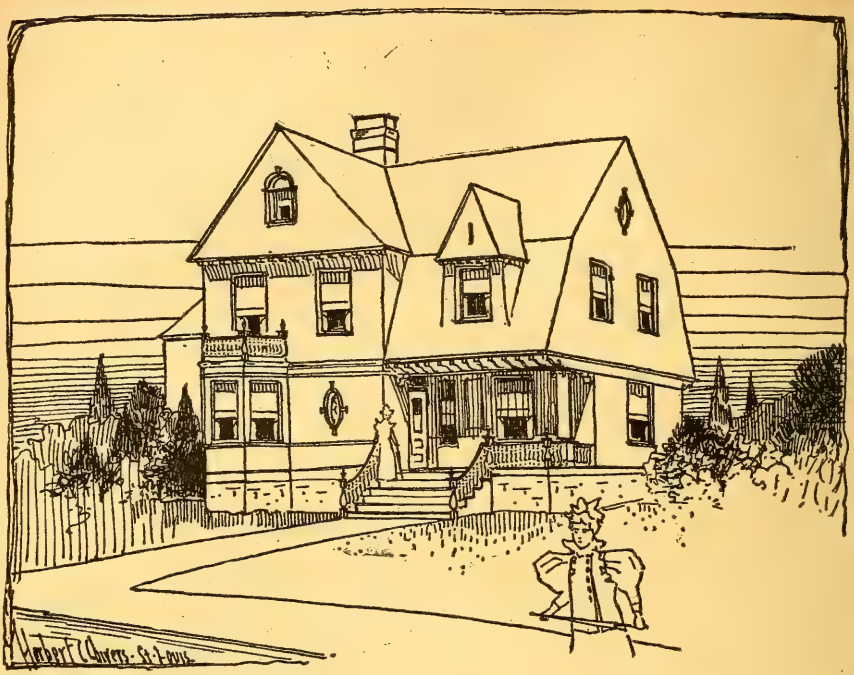
SUNNYSIDE COTTAGE.—Design 1228M; size, 26 ft. 6 in. by 34 ft. Cost, $1,599 to $1,788; plans, $15. See opposite page 498.

SABINA RESIDENCE. — Design 1227-O; size 32 ft. 6 in. by 35 ft. 6 in. Cost, $1,680 to $2,000; plans, $15. Special features: Well-ventilated parlor and chamber above, attractive vestibule entrance. See page 65. See opposite page, 498.

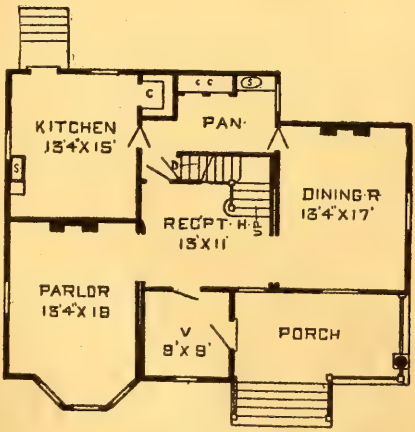




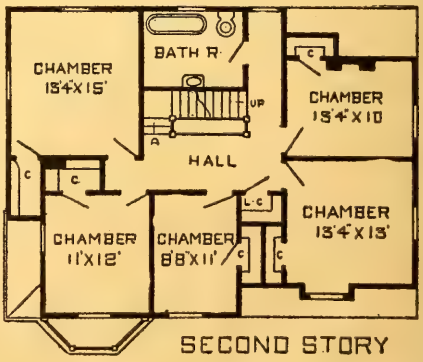
HORALD RESIDENCE. — Robinson design 33-O: Cost $2098 to $2450; plans, $20; size 41 x 32 ft.; story heights, 10 and 9 ft.; same exterior as Robinson, with side porches. See page 65.



AMESVILLE RESIDENCE.—Design 1018M; in frame, $2,250 to $2,495; plans, $20; width, 42 ft. 8 in. by 34 ft. 6 in.; story heights, 10 ft. See page 65.



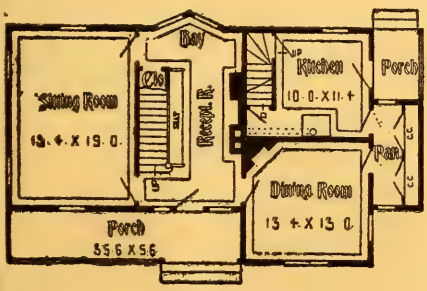
FIRST FLOOR

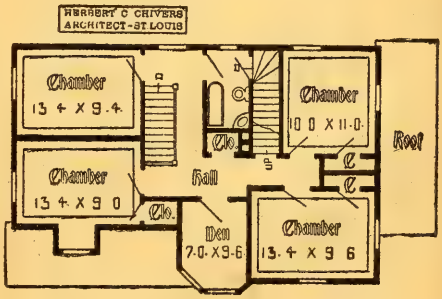


SECOND STORY

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

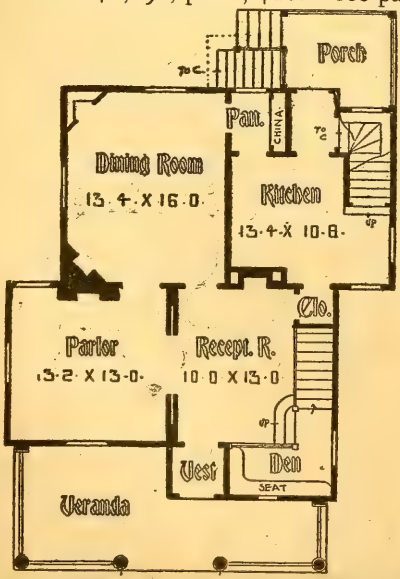
BROOKLYN RESIDENCE.—Design 1872M; in frame, $1,699 to $1779; plans, $15; width over all, 45 ft.; story heights, 9 ft. 6 in. (full story). Special features: Wide imposing frontage; attractive reception hall, with bay at rear; den above. See page 65.

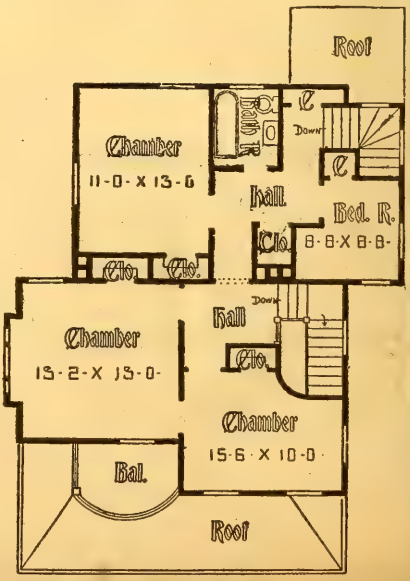




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

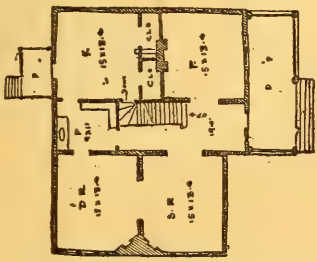
PINE GROVE RESIDENCE.—Design 6011M; $1,999 to $2,298; plans, $20. See page 65.

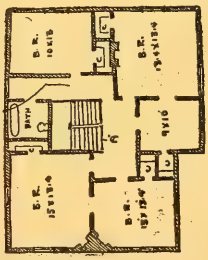


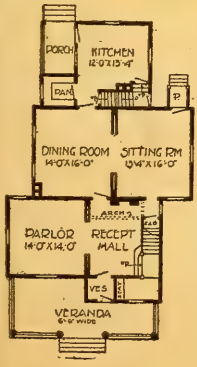


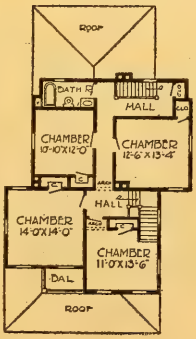
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

COLONIAL RESIDENCE.—Design 860M; in frame, $1,792 to $1,920; plans, $15, width over all, 41 ft.; story heights, 10 ft. and 8 ft. 6 in. (full story). Special features: Plain, simple shingle effect; parlor, sitting-room, dining-room and kitchen, 15 ft. 4 in. inside. See page 65.







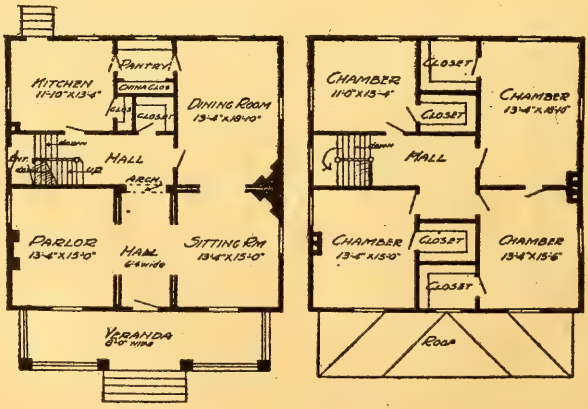


ROWELL RESIDENCE. — Brock design 12-O; cost, $2,100 to $2,450; story heights, 9 ft. 6 in. and 9 ft.; plans, $20. See design on page 502.

SWINGLEY RESIDENCE.—Design 4090-O; in frame, $1,499 to $1580; plans, $10; size 35 ft. 4 in. square; story heights, 9 ft. 4 in. and 9 ft.; Special features; combination cellar and side entrance at one step above grade. See page 65.

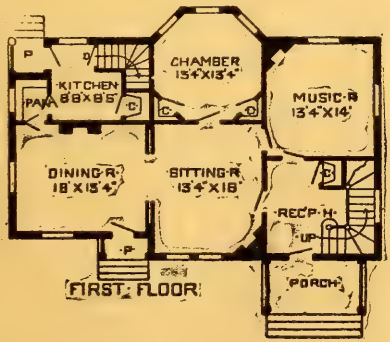
SWINGLEY Plan No. 2, Orr Design: size 35 ft. square; 10 and 9 ft. story heights. side entrance omitted, and bath between corner chambers. See page 65.

SWINGLEY Plan No. 3, Hiles Design, same as above, but in brick, with bath on second floor. See page 65.

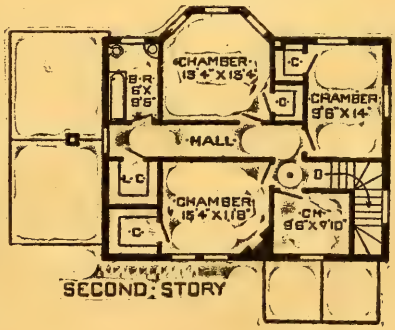


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

POCA COTTAGE.—Design 882M; in frame, $2198 to $2,439; plans, $25; width over all, 46 ft. 8 in.; story heights, 9 ft. in the clear. See page 65.



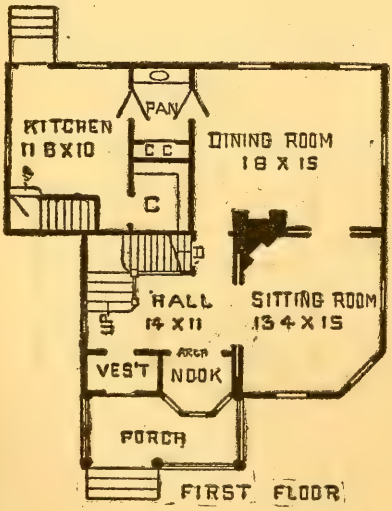
FIRST FLOOR

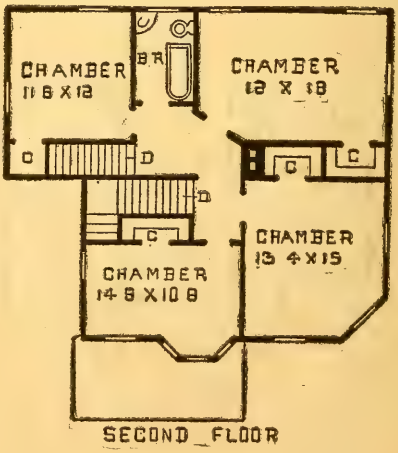


SECOND STORY

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

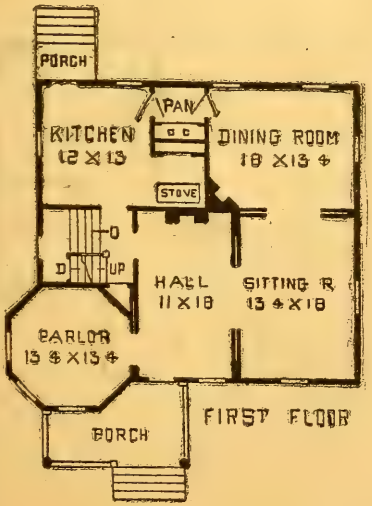
FILLMORE COTTAGE.—Design 1041M; in frame, $1798 to $2000; plans, $15; width over all, 36 ft.; story heights, 9 ft. 6 in.; special features: Vestibule and nook in hall. See page 65.

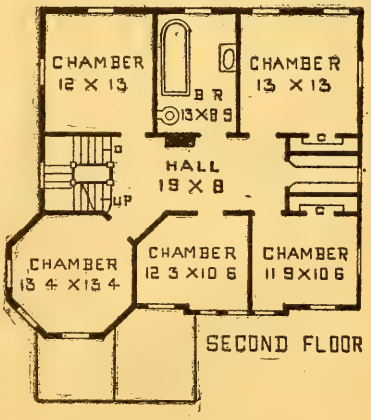




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

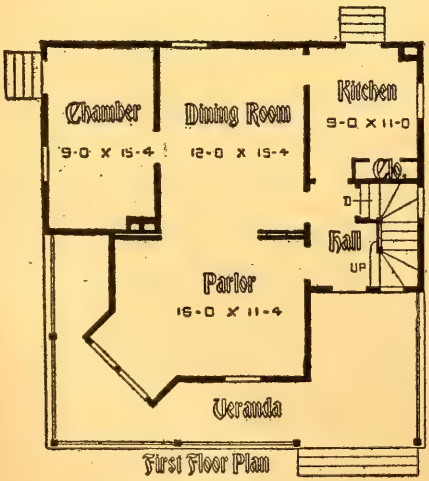
DRYDEN RESIDENCE.—Design 1036M; in frame, $2,190 to $2,340; plans, $20; width, 40 ft. by 33 ft. 4 in.; width over all, 43 ft.; story heights, 9 ft. 6 in. and 9 ft. Special features: Side entrance, with direct way to cellar, stairs serve as front and rear stairs, a good feature in cold climates, giving a warm reception hall. See page 65.





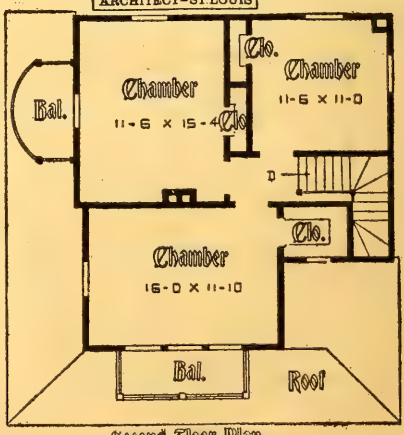
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

CLIFF CAVE COTTAGE.—Design 9079-O; in frame, $1,009 to $1,198; plans, $10; width, 32 ft. by 28 ft. 6 in.; story heights, 9 ft. 6 in. in the clear. Special features: Large veranda. Plans work up into a very attractive design. See page 65.



First Floor Plan

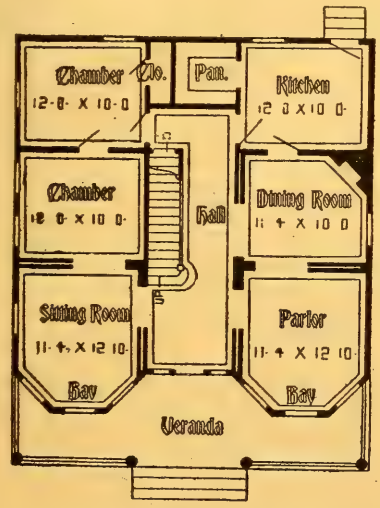
HERBERT C. CHIVERS
ARCHITECT-ST LOUIS

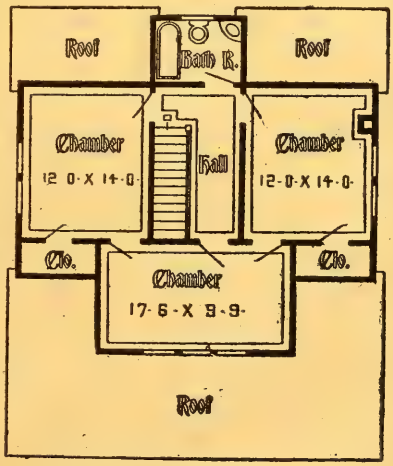


Second Floor Plan

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

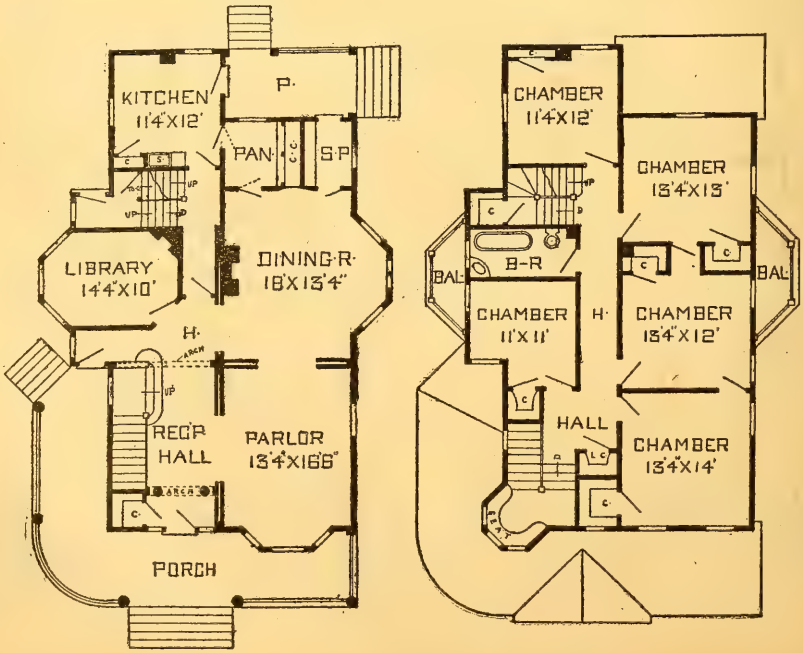
ALLENTOWN COTTAGE.—Design 1865M; in frame, $1,720 to $1,860; plans, $15; width over all, 34 ft.; story heights 9 ft. 6 in. and 8 ft. 6 in. (full story). See page 65.



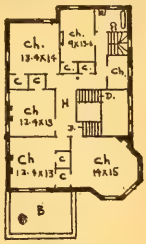


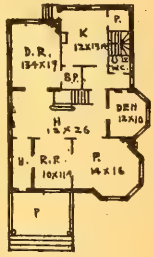
ELBERTA RESIDENCE.—Design 100,057M; size, 30x46; cost, $2,298 to $2,998; plans, $25; story heights, 1st 10 ft. 2d 8 ft. 6 in.; cellar, 7 ft.; special features: Long dining-room. See page 65. See design on page 495.

PENFIELD COTTAGE.—Design 1051-O; in frame, $2,480 to $2,650; plans; $25; width over all, 38 ft. 10 in.; story heights, 10 ft. Special features: Stairs reversed, with attractive nook at second landing; grade entrance to cellar; working plans show a porte-cochere adjoining side porch. See page 65.

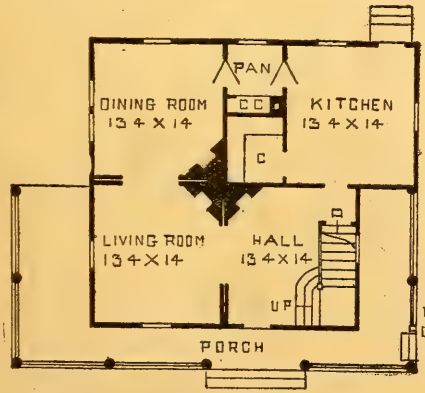


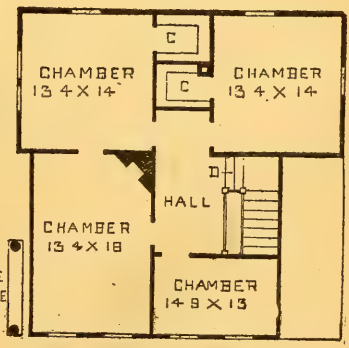
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.





PARKVILLE RESIDENCE.—Design 892M; in frame, $2,500 to $3,000; plans, $25; width over all, 30 ft.; story heights, 10 ft.; Special features; large central stair hall; water-closet in back hall and wide landing to stairs; reception room in front 10 x 11 ft.; parlor, 14 x 16 ft., with fire-place; den, 12 x 10 ft.; dining-room, 13 ft. 4 in. x 17 ft.; kitchen, 12x13; chambers above 14 x 15 ft. 13 x 13 ft., 13x13 ft., 13 x 14 ft. and 9 x 13 ft.; Girl's room 6 x 10 ft. See page 65.





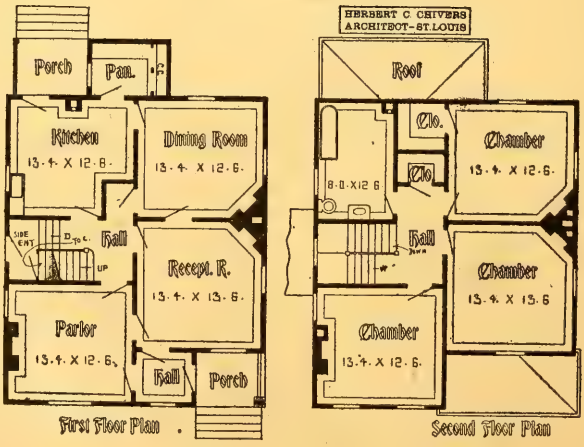
PERU RESIDENCE. See discription on page 497.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

From Elevation

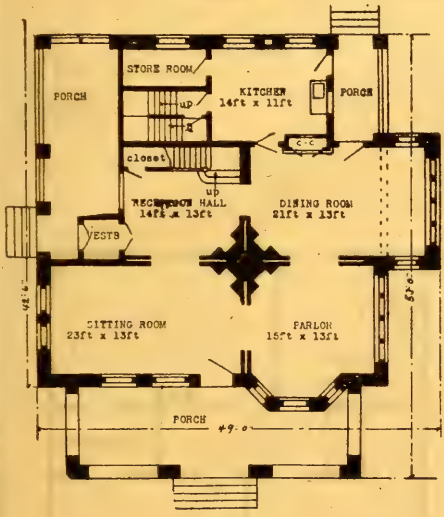
GRAND FOLKS RESIDENCE.—Design 10-O; in frame, $1399 to $1486; plans, $10; width over all, 28 ft. 2 in.; story heights, 10 ft. Special features: Combination side entrance, large bath room, with space for a couch. Modifications; Porch could be enlarged in a circular shape. See page 65.

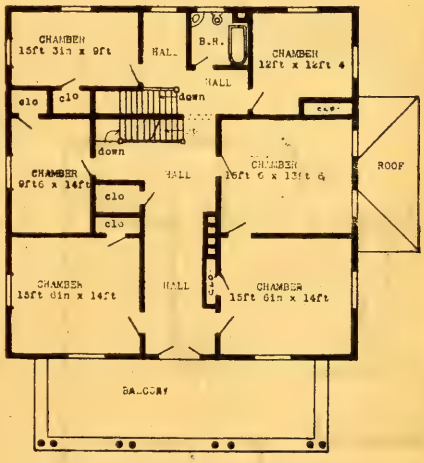
GRAND FOLKS Plans No. 2, Morgan Design reversed, flue holes in place of fire-place and large closets between two main chambers, with 10 ft. 6 in. and 9 ft. 6 in. story heights. See page 95.



First Floor Plan

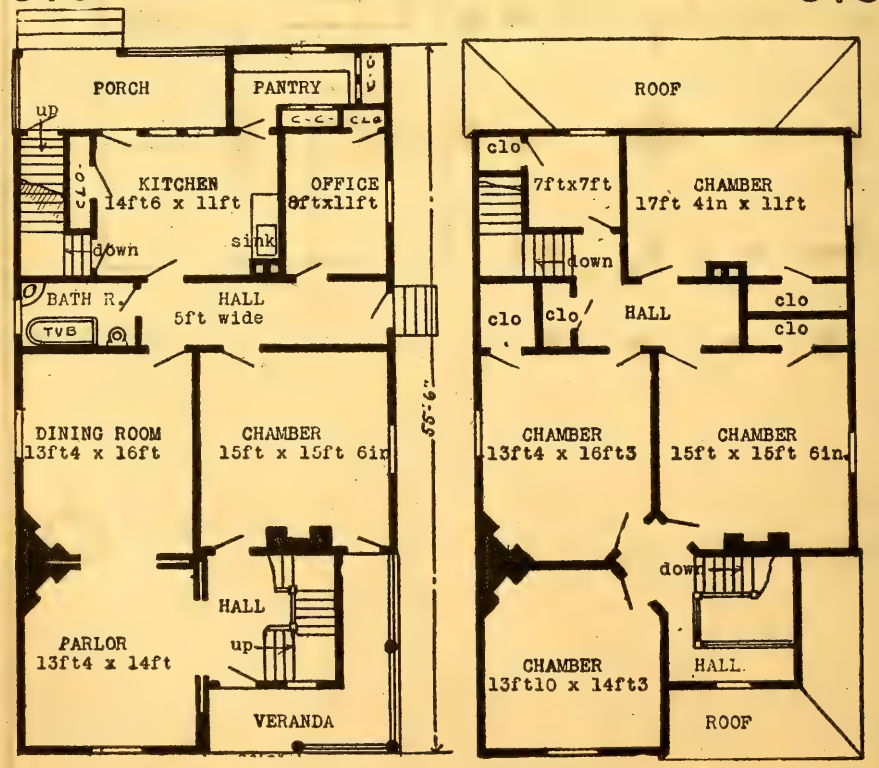
Second Floor Plan



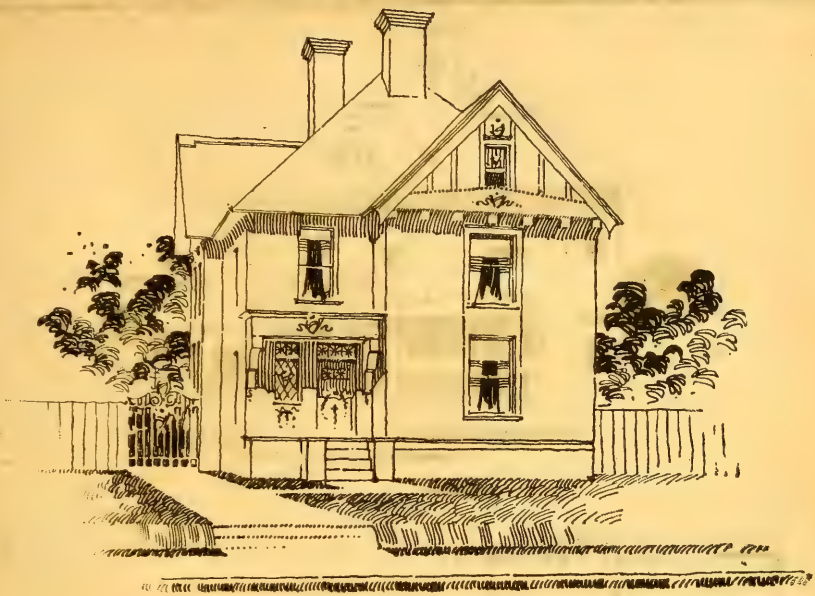


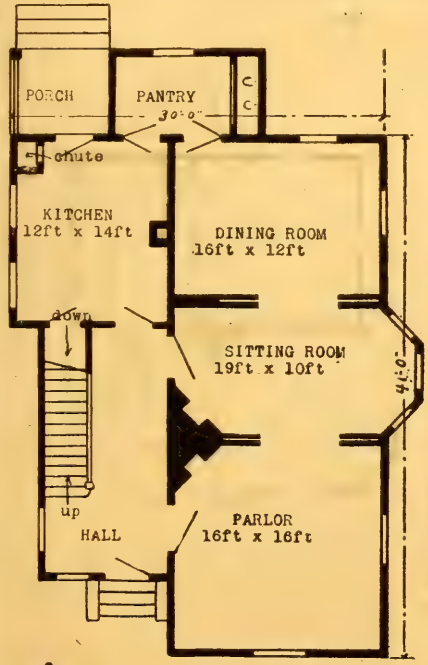
DUNFEE RESIDENCE.—Design 1850-O; cost in stone and frame $3,440 to $4,260; plans $40.

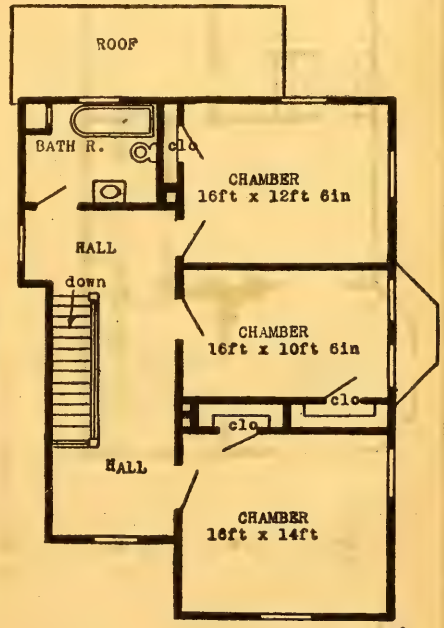
CLARENDONIA RESIDENCE.—Design 1862M; cost in frame $2,250 to $2,390; plans $20. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

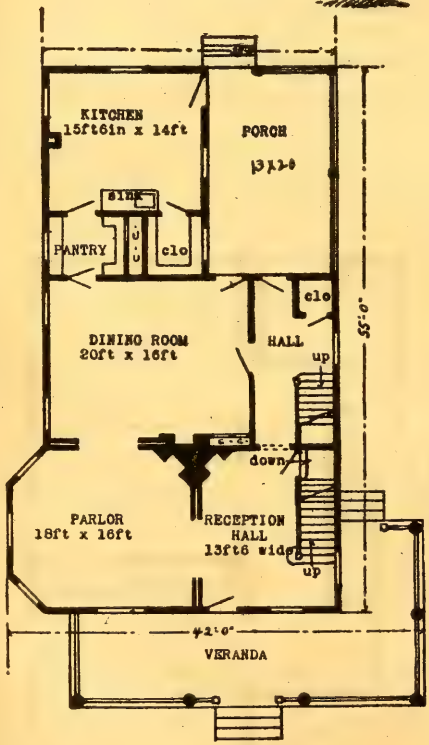


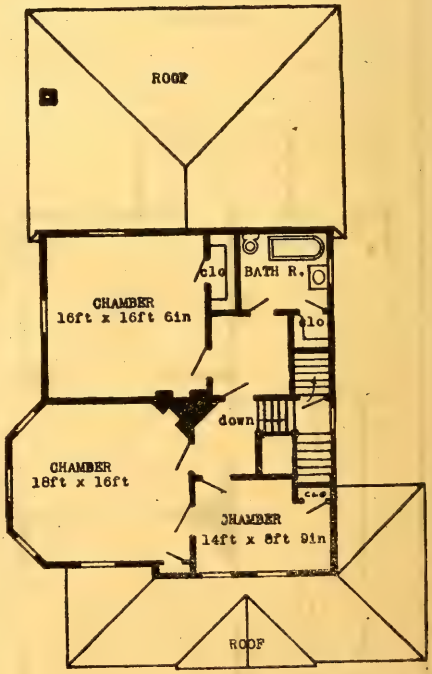




CATASAUQUA RESIDENCE.—Design 1864M; cost in frame $1,692 to $1,898; plans $10. See page 65.

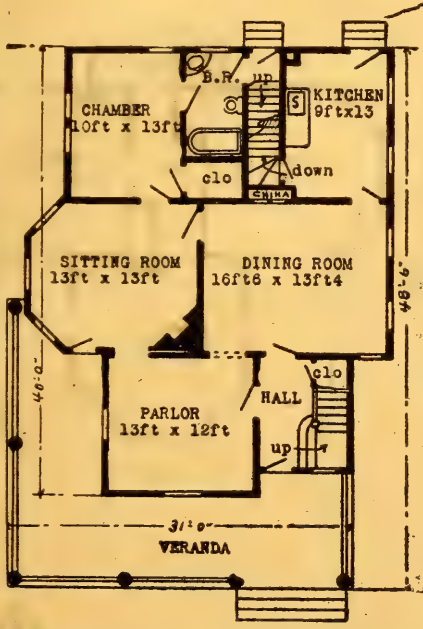
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

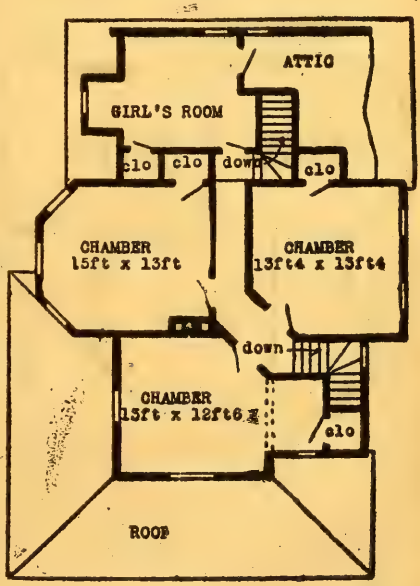




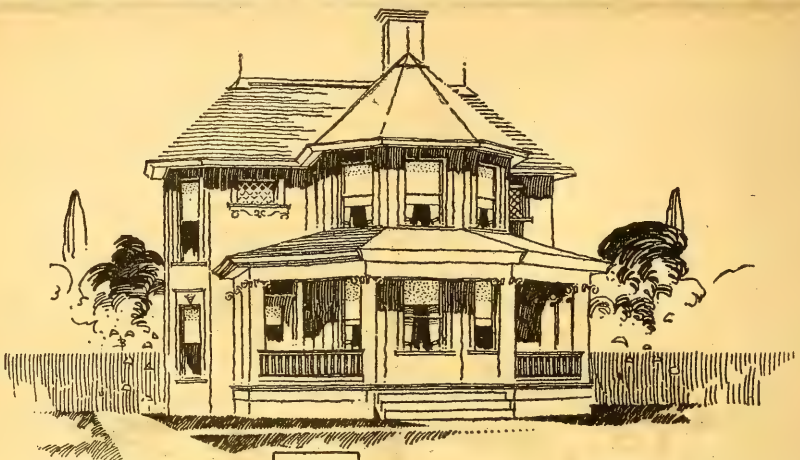
CANASTOTA RESIDENCE.—Design 1867-O; cost in frame $2,190 to $2,239, plans $20. See page 65.

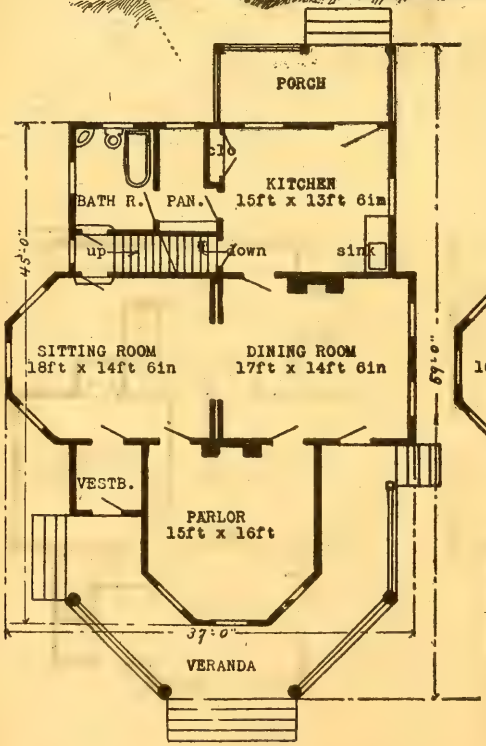
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

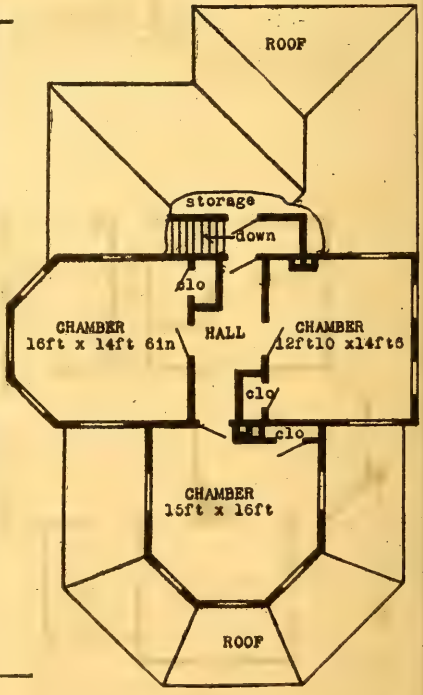




LATIMER RESIDENCE.—Design 1869-O; cost $2,190 to $2,298; plans $20. See page 65.

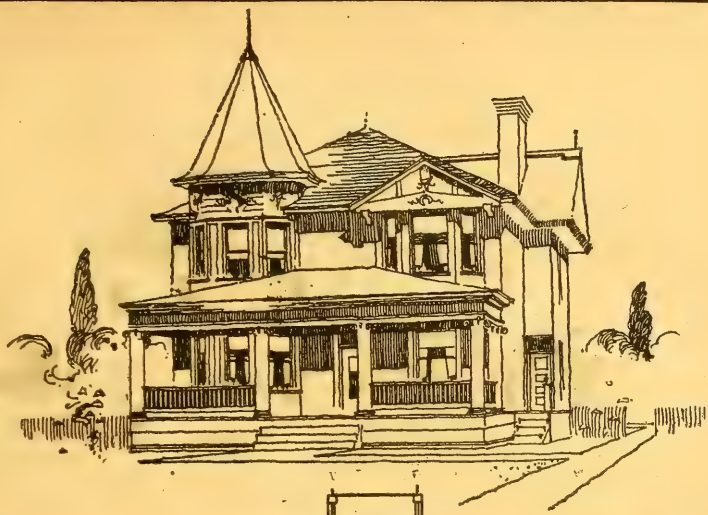


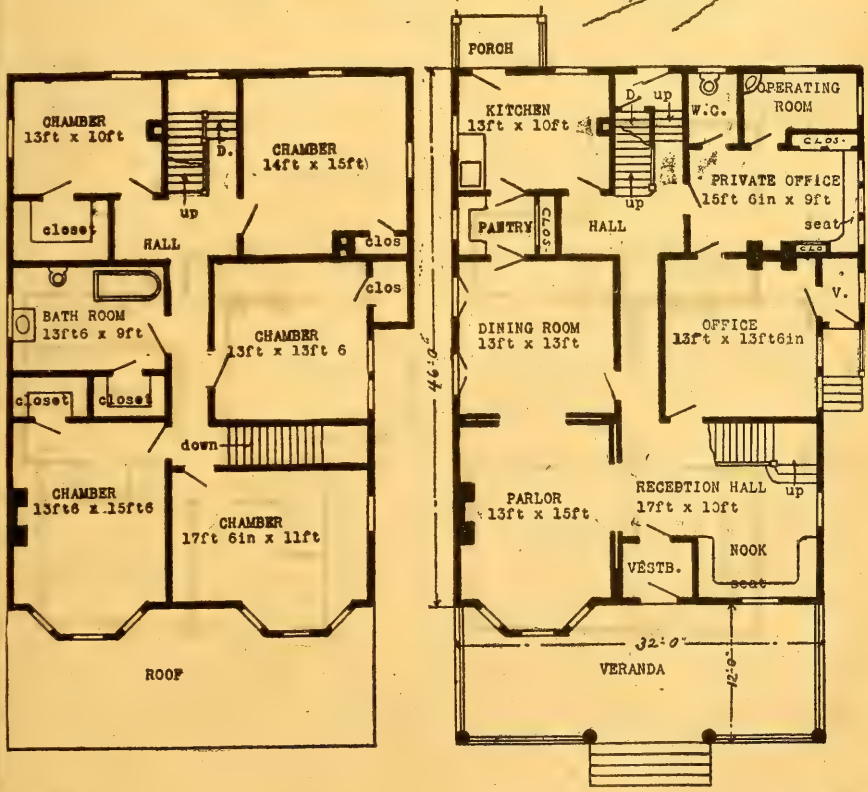




DORSET RESIDENCE.—Design 1900M; cost in frame $2,140 to $2,392; plans $20. See page 65.

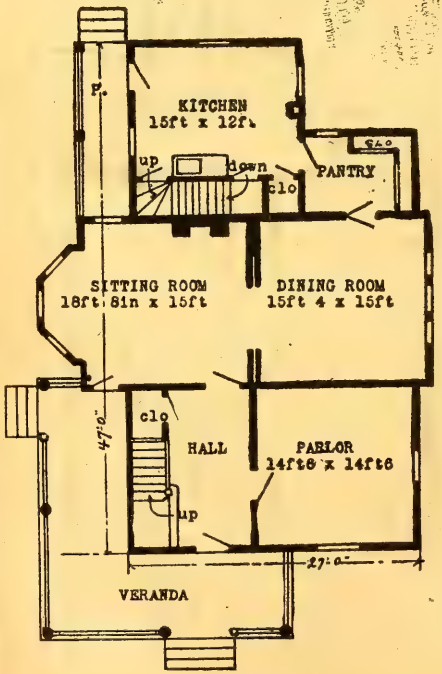
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

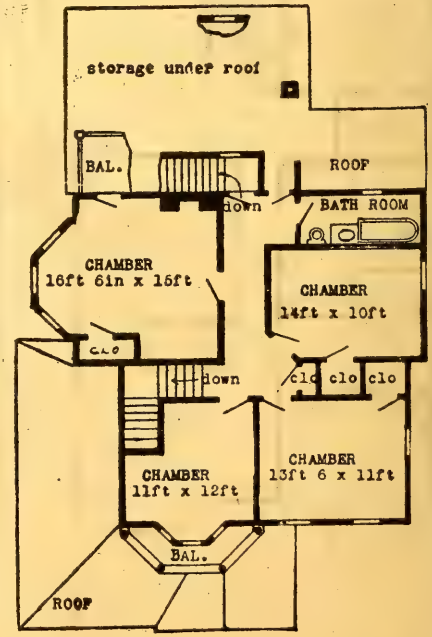




AMASA RESIDENCE.—Design 1901M; cost in frame $2,692 to $2,790; plans $25. See page 65.

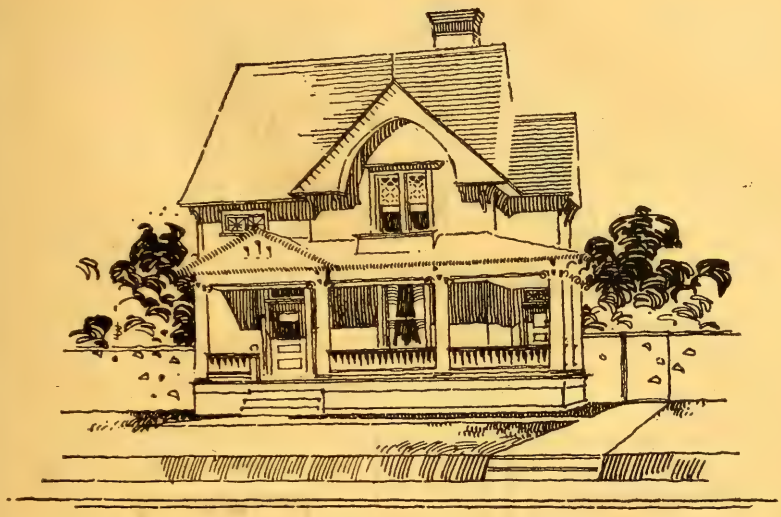
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

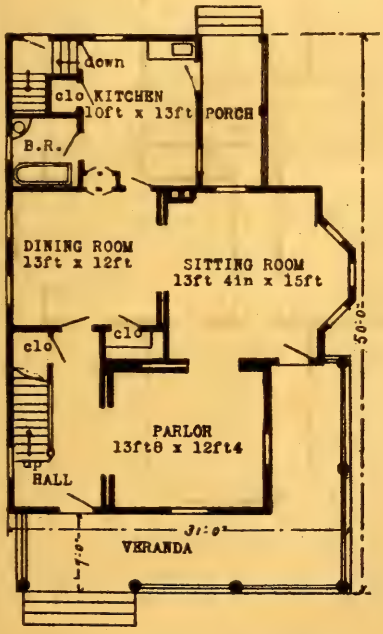


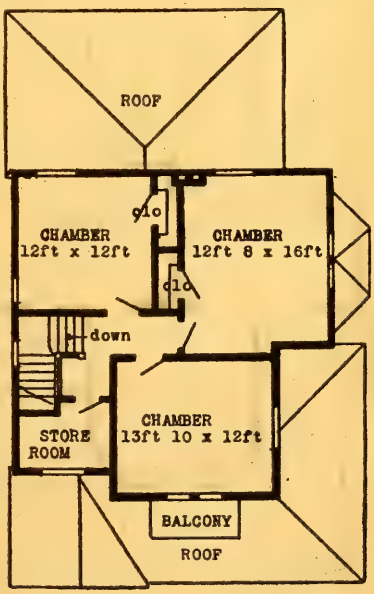


WAWAKA RESIDENCE.—Design 1902M; cost in frame $2,292 to $2,394; plans $20. See pnge 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

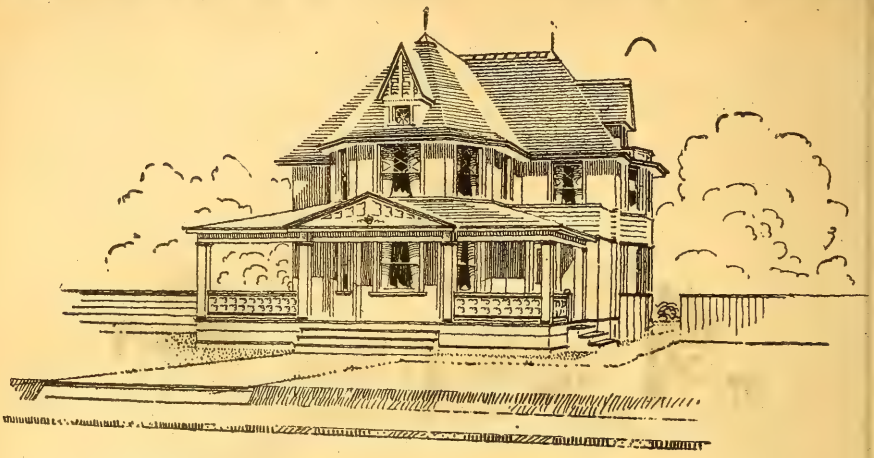


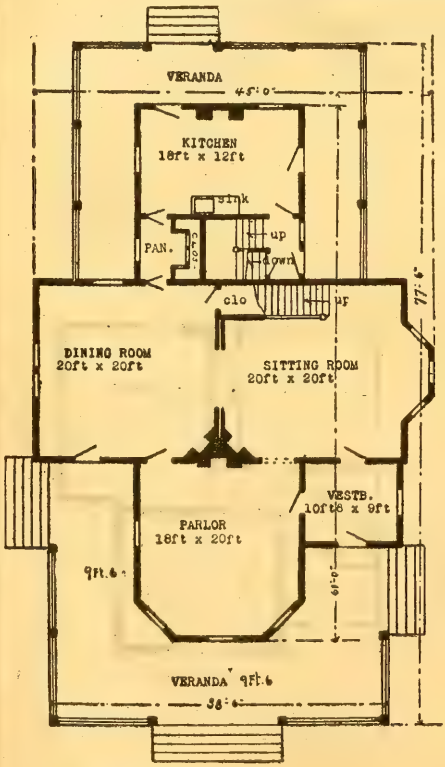


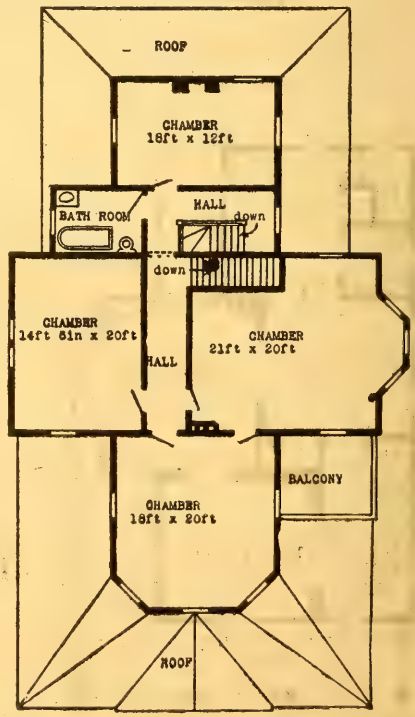


STURGIS RESIDENCE,—Design 1903M; cost in frame $1,922 to $2,098; plans $20. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

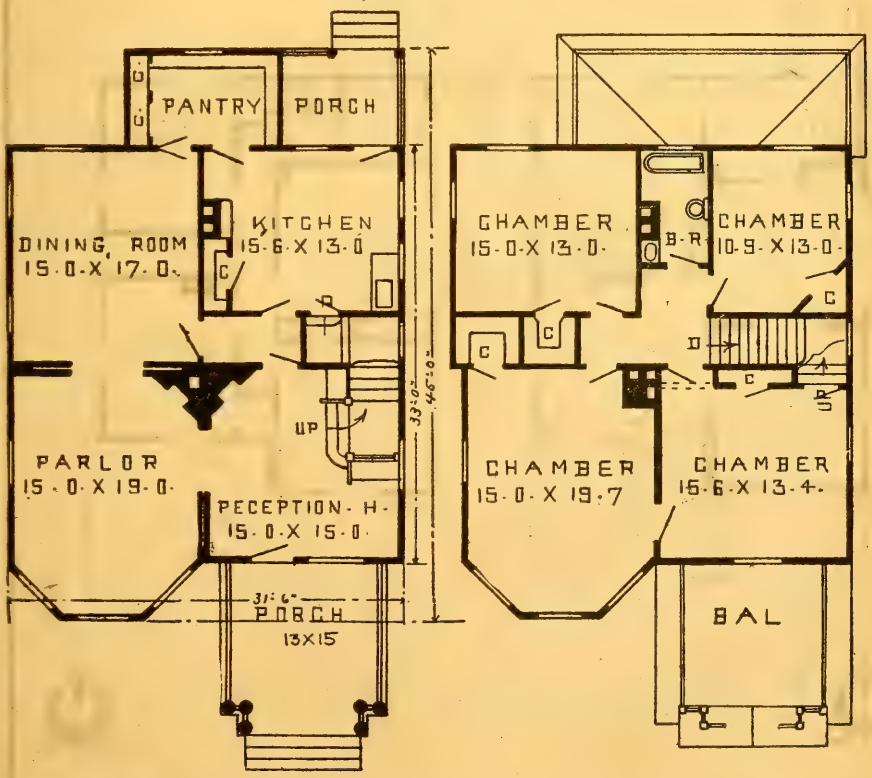






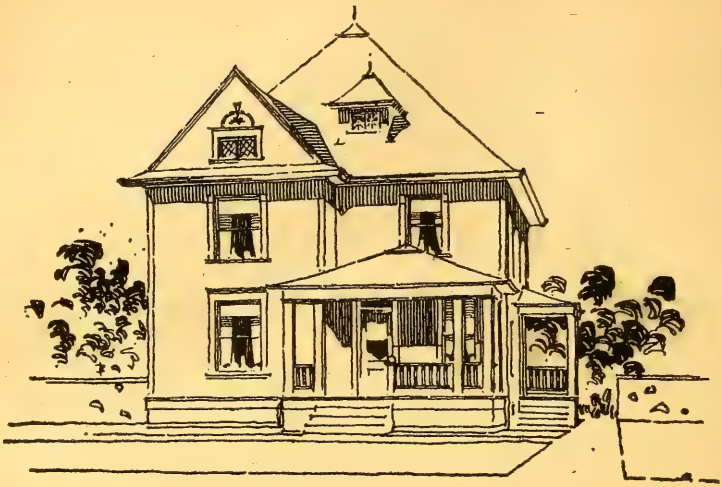
CHESTERTON RESIDENCE.— Design 1904M; cost in frame $1,892 to $1,998; plans $15. See page 65.

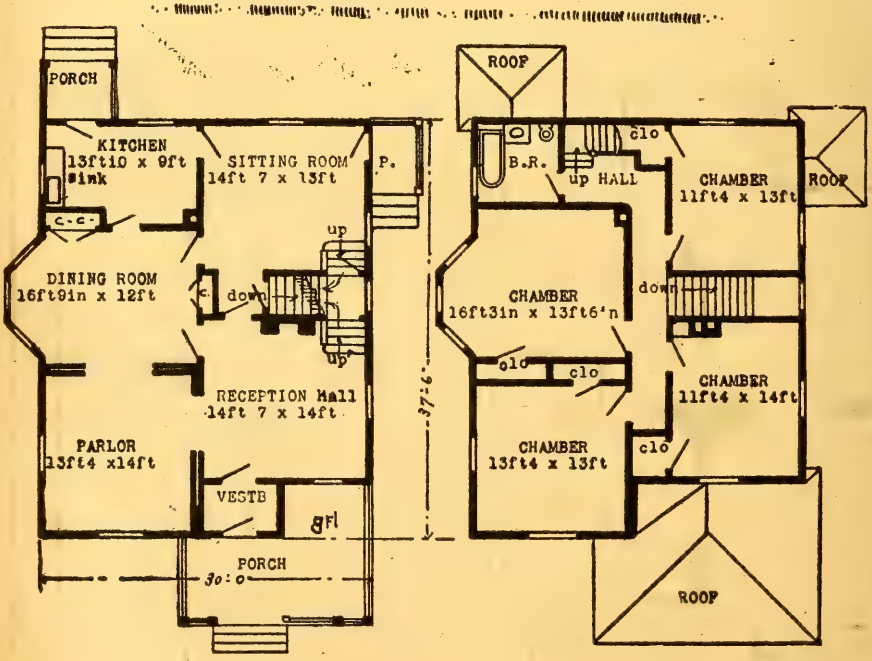
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



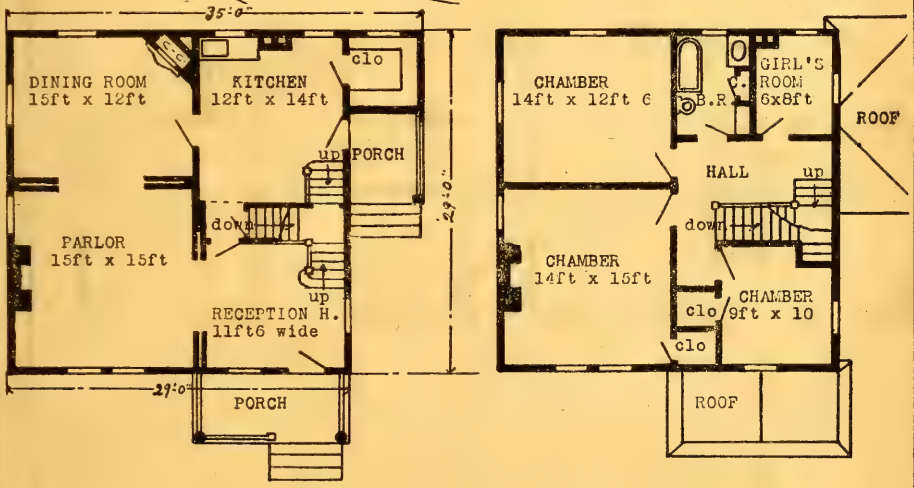
BRONSON RESIDENCE.—Design 1974-O; cost in frame $2,190 to $2,285; plans $20. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

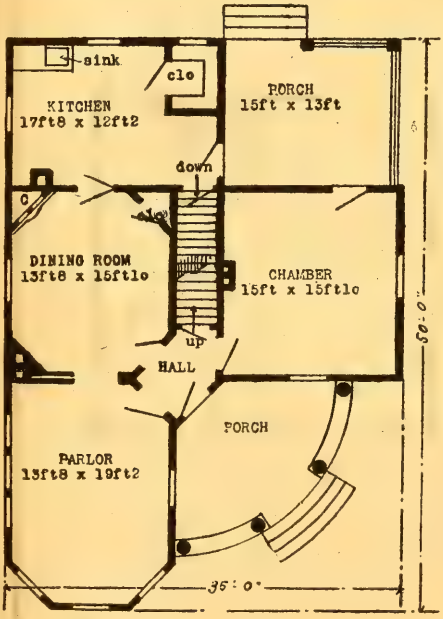


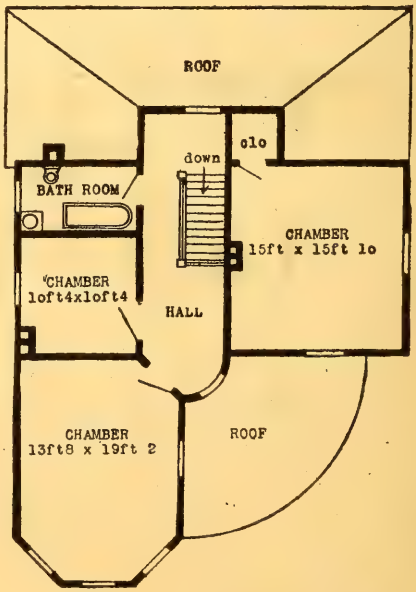


STEUBENVILLE RESIDENCE.—Design 1976M; cost in frame $2,192 to $2,240; plans $20. See page 65.



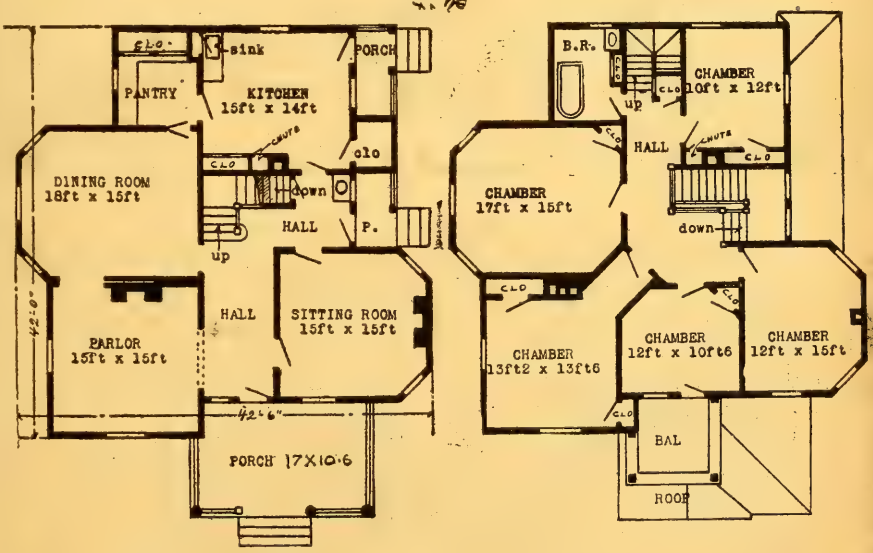
DIMONDALE RESIDENCE.—Design 1977M; cost in frame $1,592 to $1,790; plans $10. See page 65.





ENCORCES RESIDENCE.—Design 1978M; cost in frame $1,890 to $1,998; plans $15. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



ALEXIS RESIDENCE.—Design 1979M; cost $2,190 to $2,298; plans $20. See page 65.

WORLD'S FAIR SKY-SCRAPER PROPOSITION.

From the St. Louis Globe-Democrat, Oct. 13th, 1901.

SINCE the World's Fair has been assured numerous, temporary sky-scraping ideas have been suggested but one of the most interesting yet ventured, is by Architect Herbert C. Chivers, built on the Eiffel-tower plan of construction, as a windbrace, with ordinary steel construction to take care of the floors and walls, and to add general rigidity to the whole. In other words, it is the storm-tested Eiffel tower incased as a business building, keeping the first twelve stories within the height limit and utilizing the tower for offices or guests' chambers to a hotel portion as in plan (8) with the hotel offices below, connected by elevators and stairs, with roof garden and pagodas as shown.

The idea would be to take a whole square, such as bounded by Olive, Pine, Sixth and Seventh streets, which is practically 235x275 feet in size, and plan the ground floor with large department stores on Olive and Pine streets with magnificent entrances, utilizing the present alley space, and having short-cut diagonal 20-foot arcades from corner to corner, as in plan (1), thereby gaining 1280 feet of actual store frontage (in addition to the present 980 feet around block), with large electric lights and ventilating fans, making it cool in summer and a protection from the weather in winter, and something which the downtown district needs.

The central, or dark portion above arcade, would be for a very large high-class theater, with promenades on all sides, double carriage drives at rear and box seats encircling lower floor marked "B," as in plan (3), with a delivery wagon driveway leading to basement for department and other stores, as shown on plans (1) and (2), and the fifth to the eleventh floors to be used entirely for the department stores, as in plan (4), with twelfth floor for parlors, with the two-story dining-room in center with high windows to same, taking in thirteenth story as in plan (6).

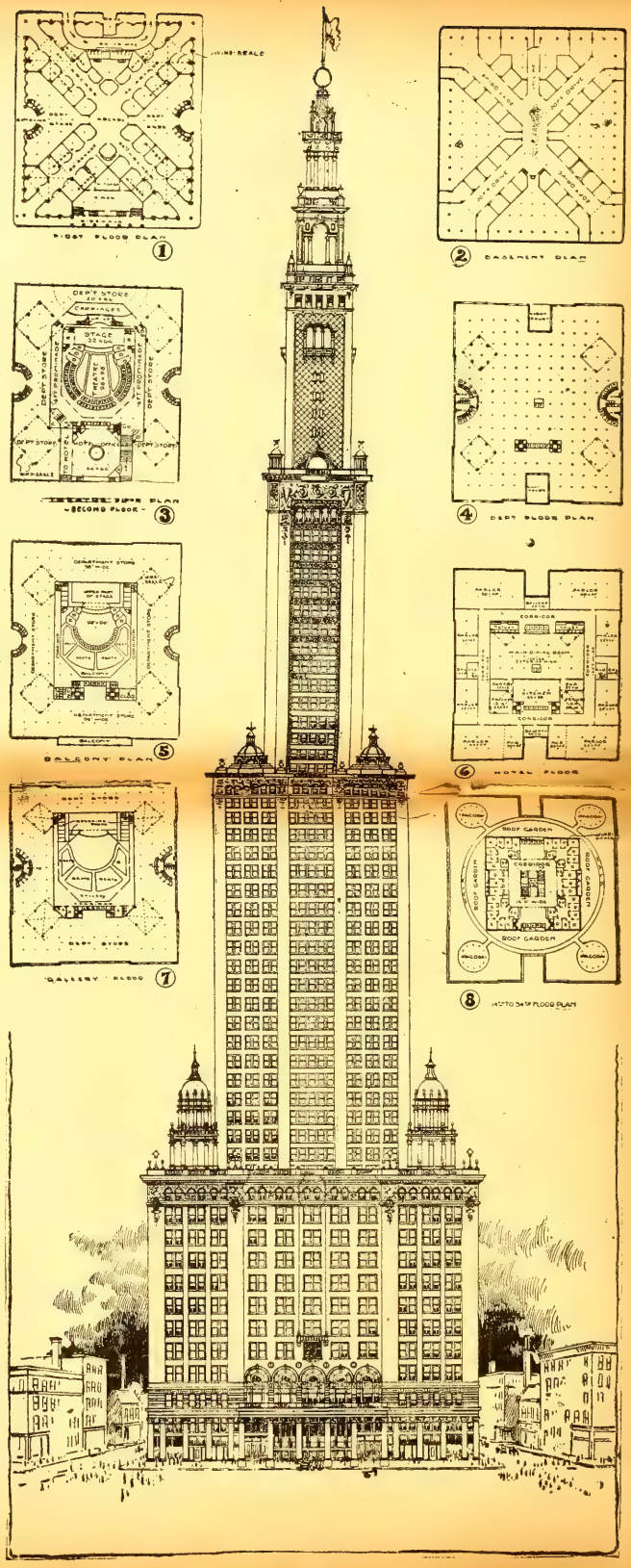
The Eiffel tower windbrace is so interlaced into the construction of building as to not obstruct in any way, and the necessary location of the stems to this windbrace is what really first suggested the diagonal arcades and corridors above, as shown on plans (1 and 8), the walls of which it will be seen cover up the necessary slanting steel construction.

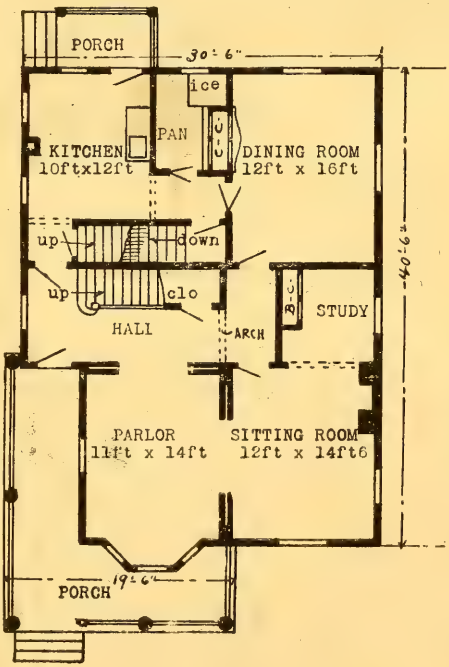
The encased central elevator service is from upper floors of the department stores to the floors on thirty-fifth to fiftieth stories, which can be used for light manufacturing, such as upholstering, tailoring, dressmaking, curtain department, etc.

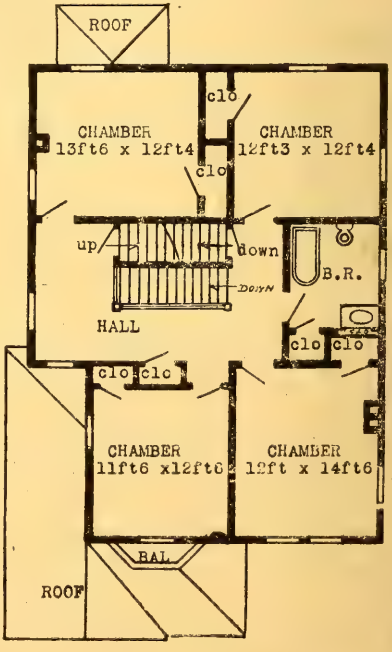
The view as given would represent the east side, with 235 feet frontage, with porch covering hotel and theatre entrance, with cafe below, showing plainly from street, and the raised balcony would be about 5 feet above street for hotel.

Some idea of the immensity of the structure can be had when it is considered that the building proper is a full city square in size, and to the top of main cornice is equal to our highest building with the lower tower portion 136 feet square, the next off-set in tower 68 feet wide, the top section of tower 48 feet wide, and to center of 12-foot electric globe 1000 feet high, and to top of flagpole 1050 feet.

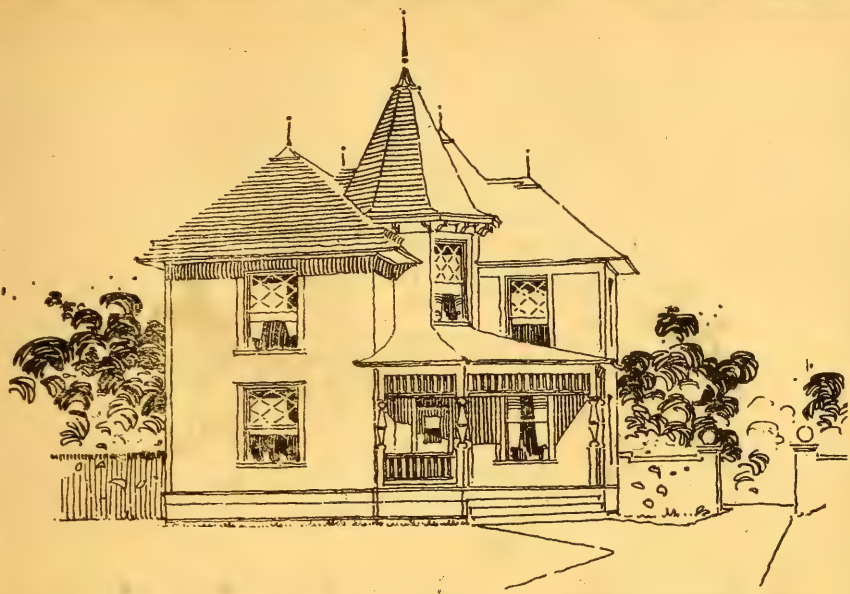
The cost of such a building would be somewhere near three million five hundred thousand dollars, requiring about two years to complete, and from a point of investment would yield an enormous income.

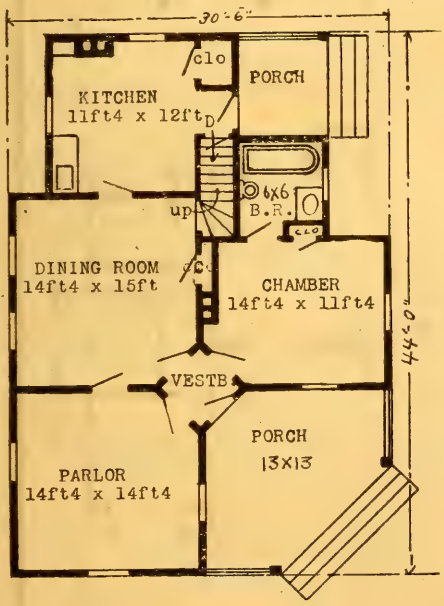


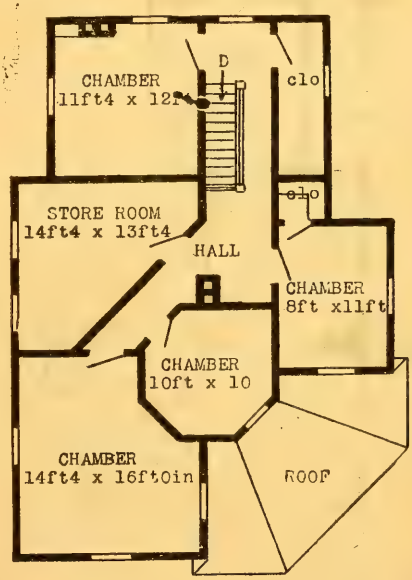




PORT JERVIS RESIDENCE.—Design 2001M; cost in frame $2,092 to $2,190; plans $20. See page 65.

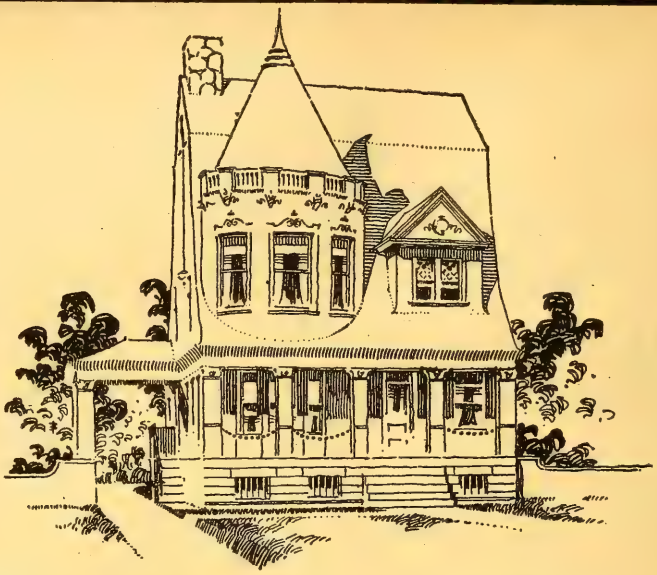


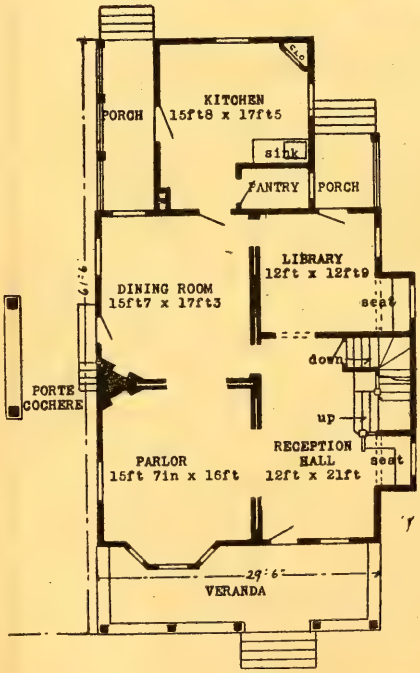


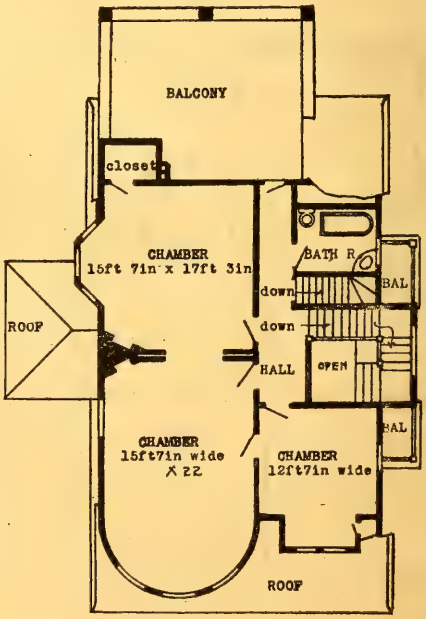


CANISTEE RESIDENCE.—Design 2002M; cost $1,498 to $1,590; plans $10. See page 65.

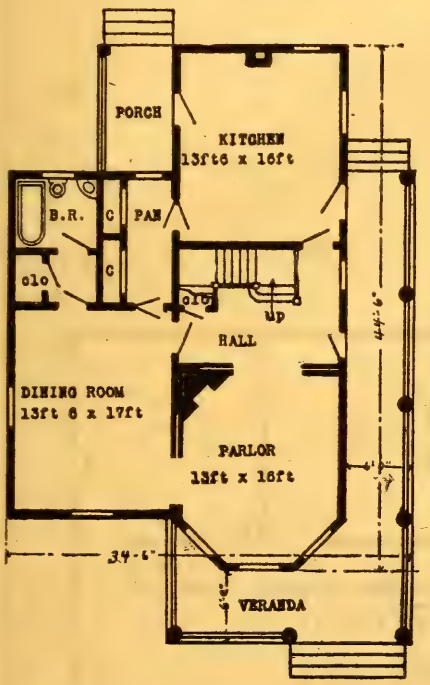
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

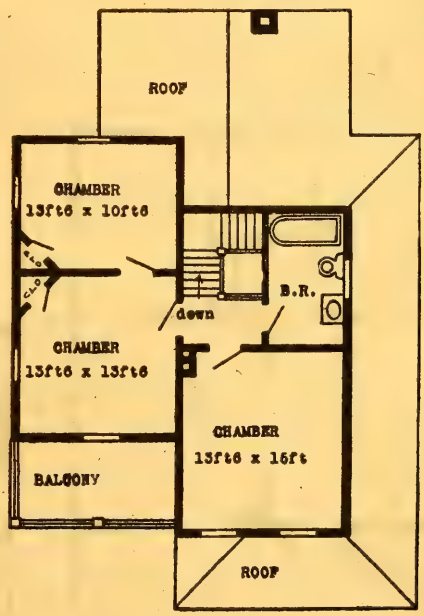






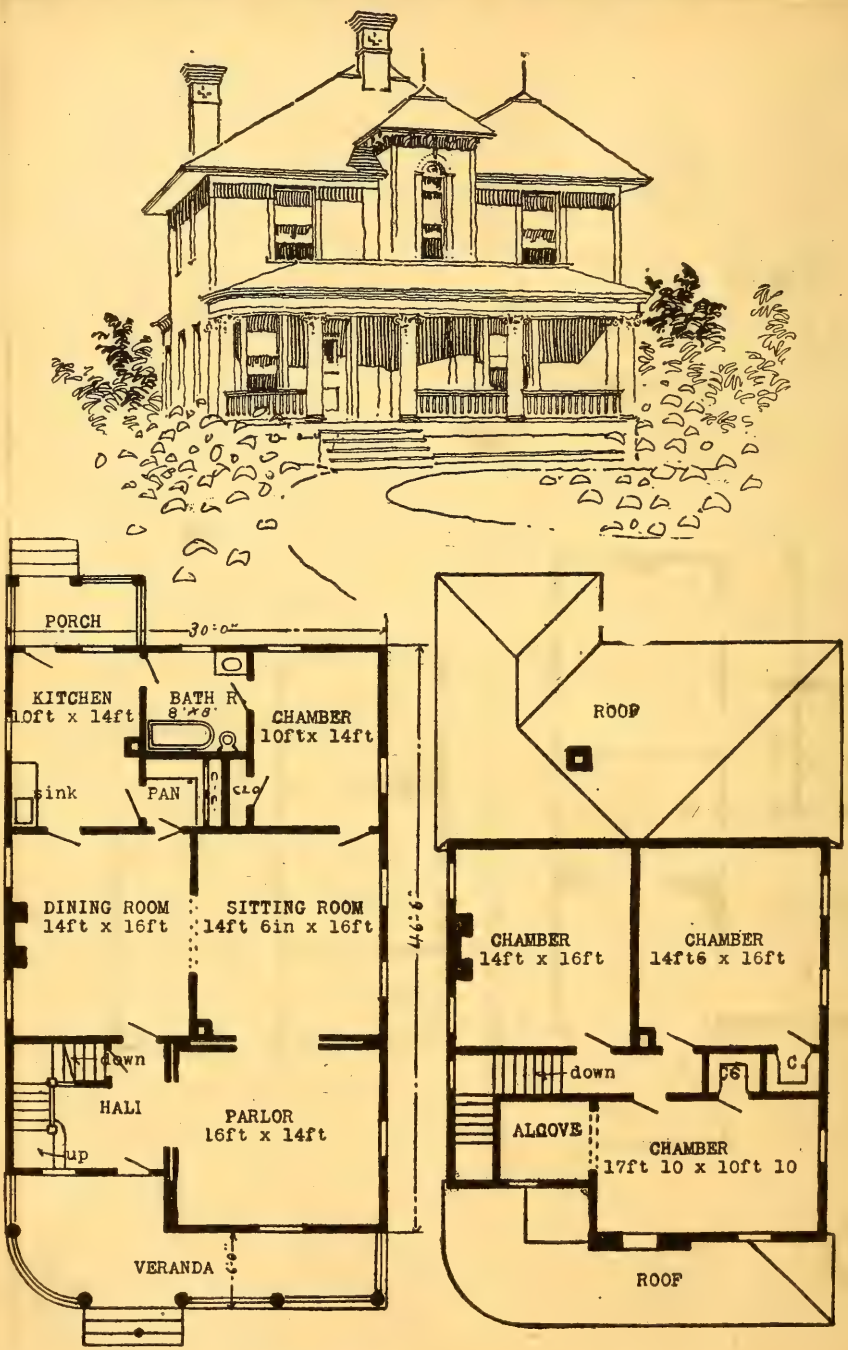
NAPOLEON RESIDENCE.—Design 2000-O; cost $2,690 to $2,770; plans $25. See page 65.





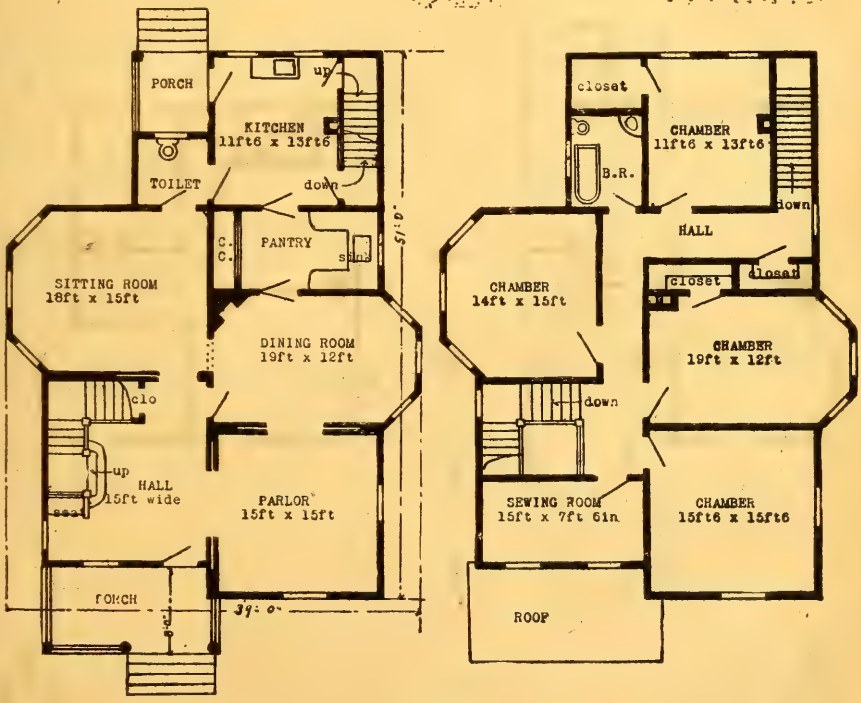
GOWANDA RESIDENCE.—Design 2003M; cost $1,592 to $1,698; plans $20. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



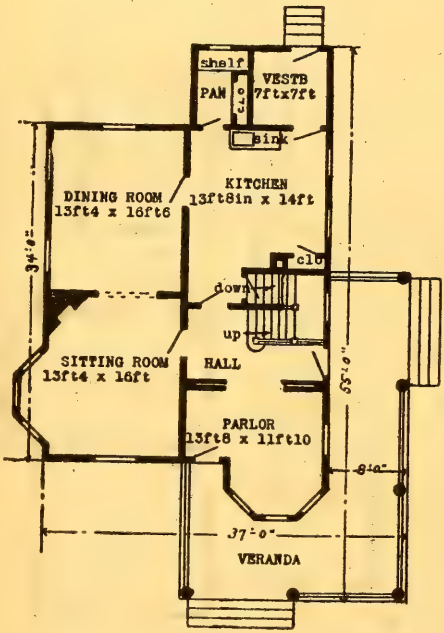
MARILLA RESIDENCE.—Design 2003M; cost $2,192 to $2,280; plans $20. See page 65.

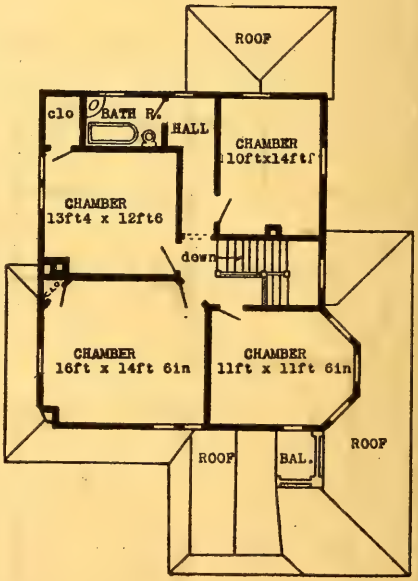
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



RIMERTON RESIDENCE.—Design 2004M cost $2,295 to $2,385; plans $20. See page 65.

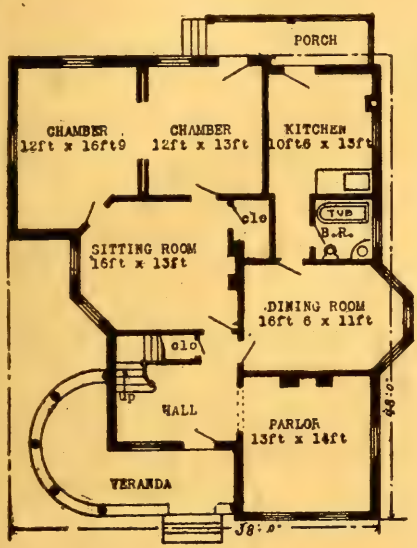
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

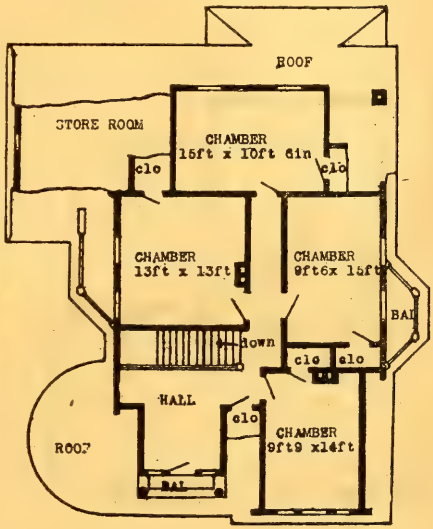




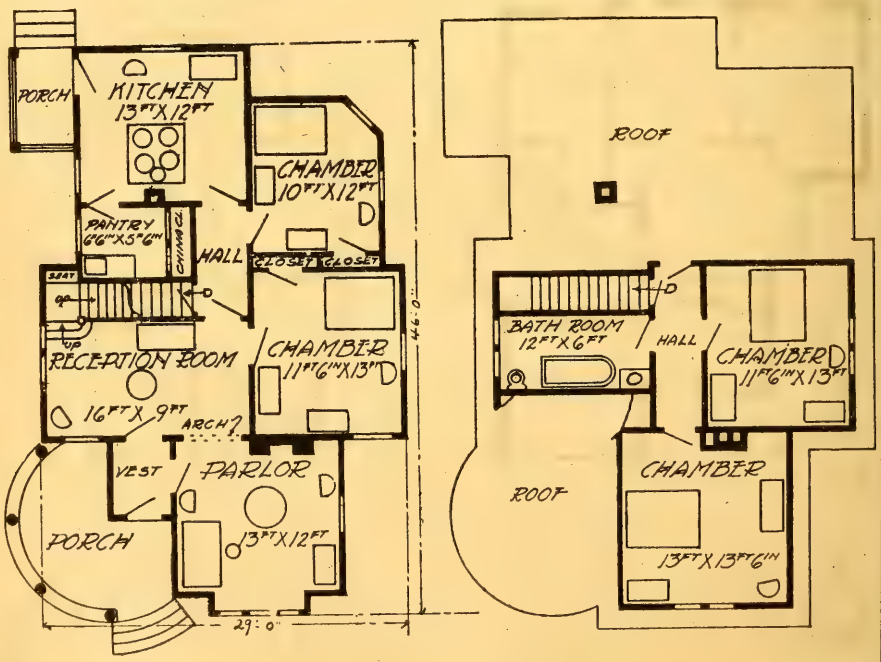
PALASKALA RESIDENCE.—Design 2005M; cost in frame $1,592 to $1,689; plans $15. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



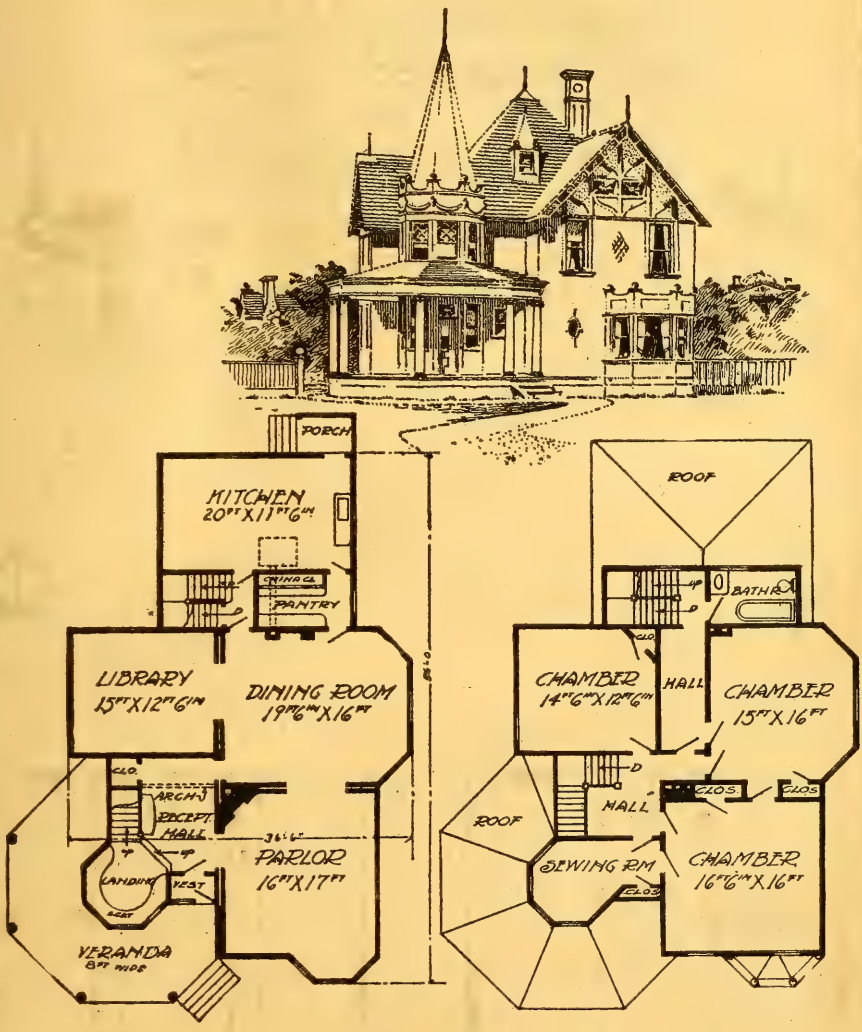


WINAMAC RESIDENCE.—Design 2006M; cost in brick and frame $2,592 to $2,780; plans $25.



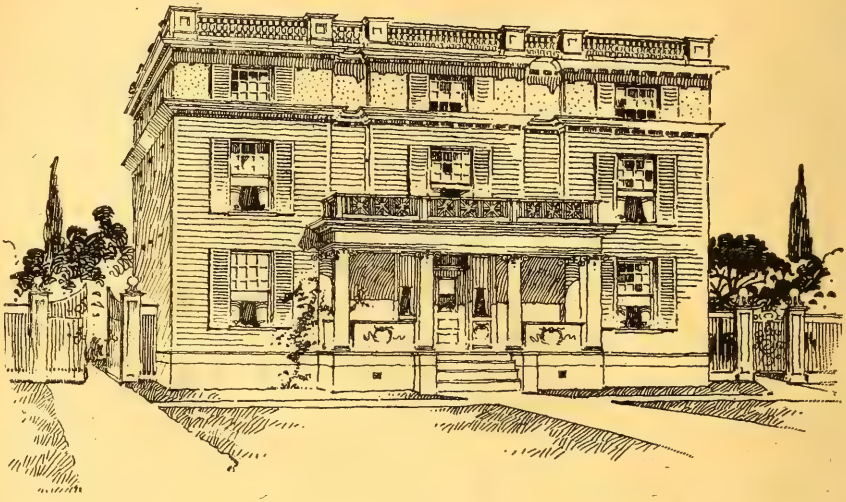
BRYSON RESIDENCE.—Design 2007M; cost in frame $2,290 to $2,382; plans $25. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

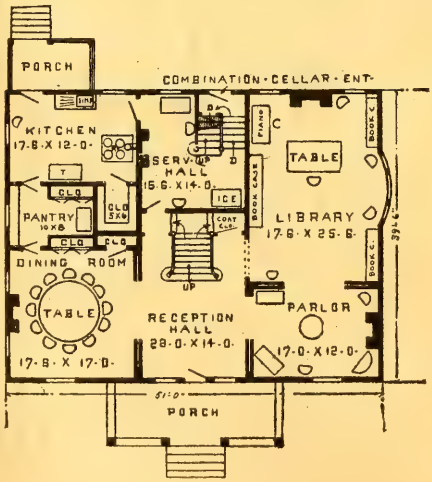


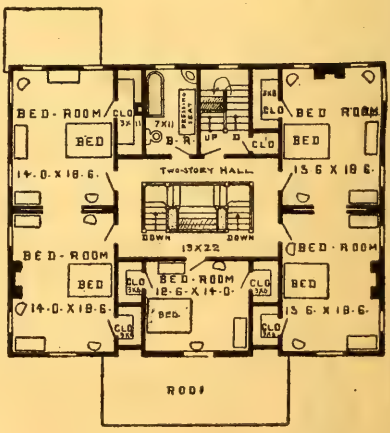
ANOKA RESIDENCE—Design 2008M; cost in frame $2,290 to $2,390; plans $20. See page 65.

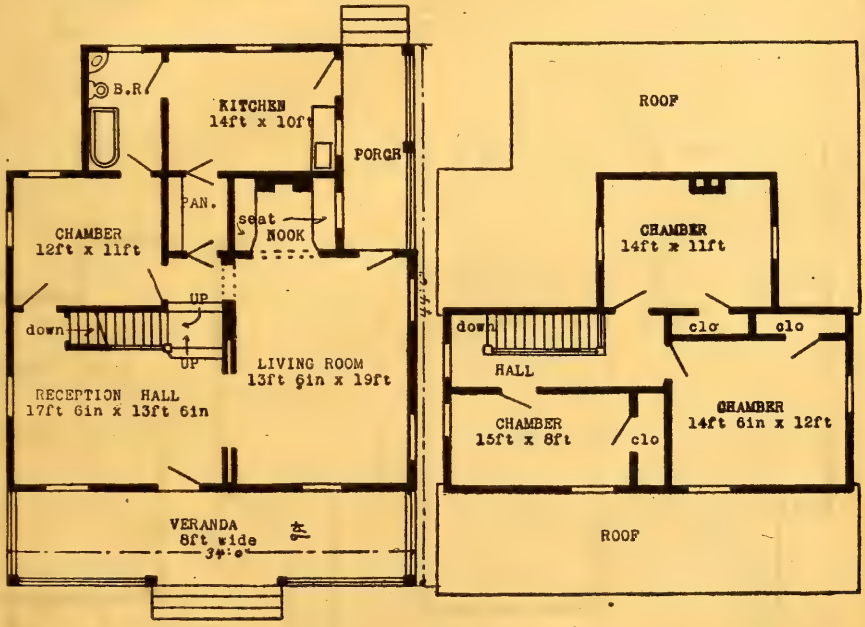
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



EFFNER RESIDENCE.—Design 2009M; cost in frame $2,892 to $2,940; plans $35. See page 65.

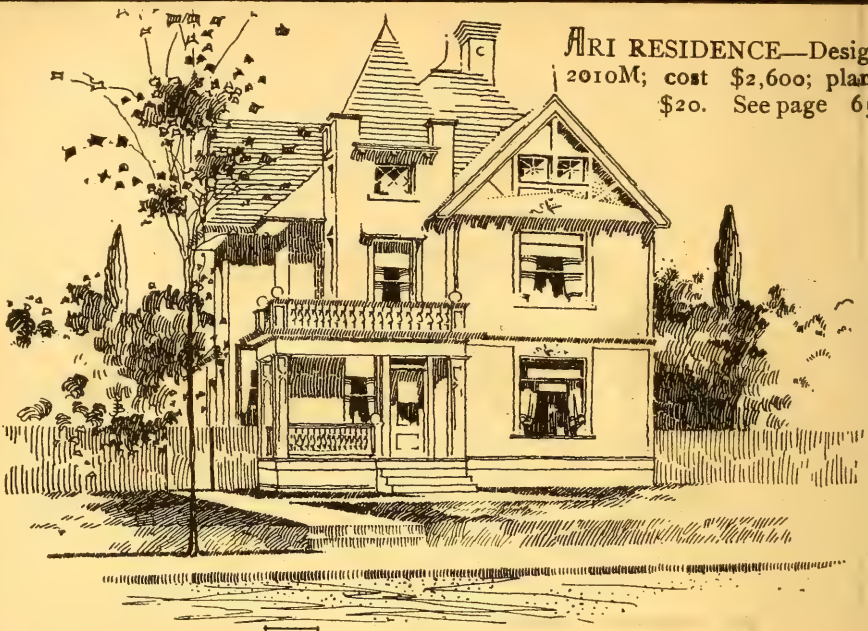




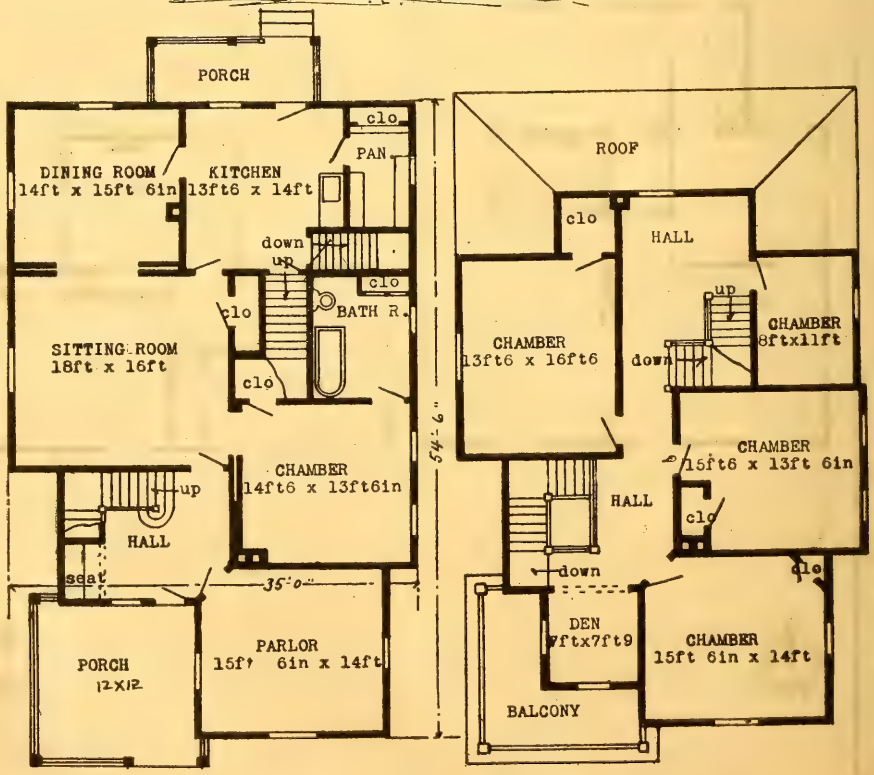


MARENCE RESIDENCE.—Design 1980M; cost in frame $1,492 to $1,590; plans $10. See page 65.

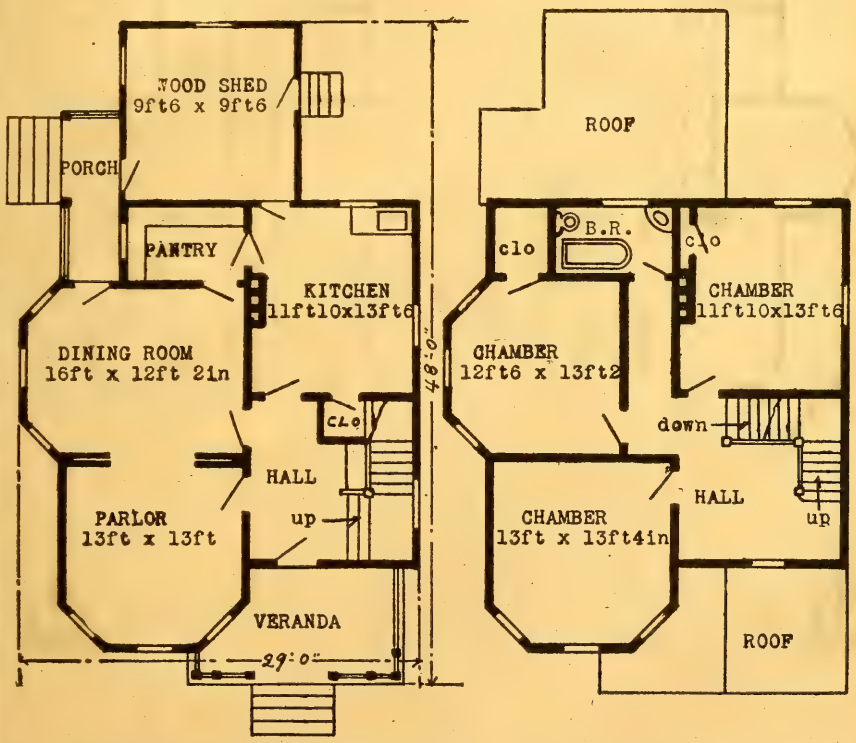
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



ARI RESIDENCE—Design 2010M; cost $2,600; plans $20. See page 65.

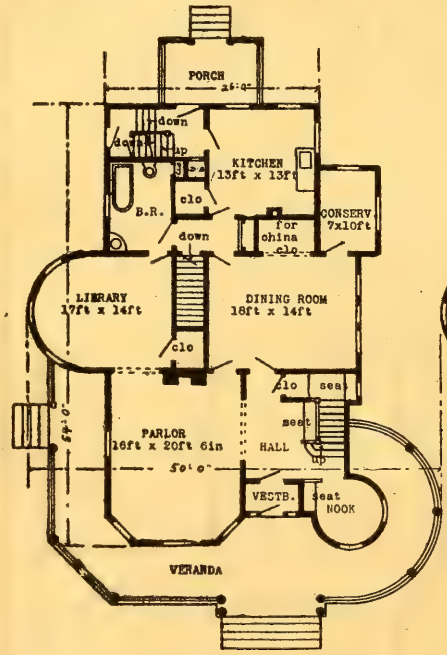


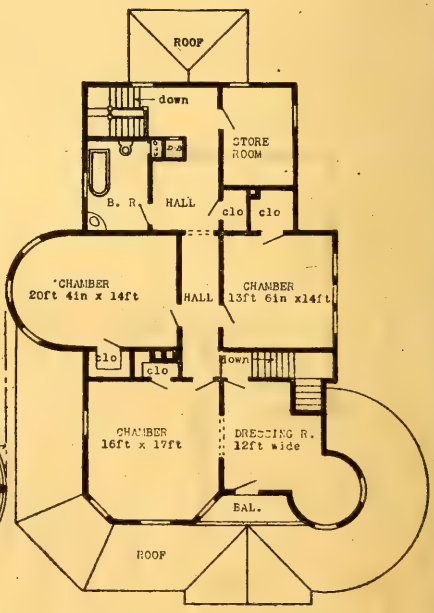
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



AVENA RESIDENCE.—Design 2011M; cost $2,692 to $2,780; plans $25. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

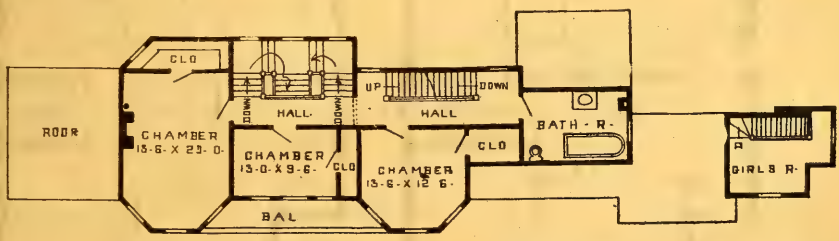


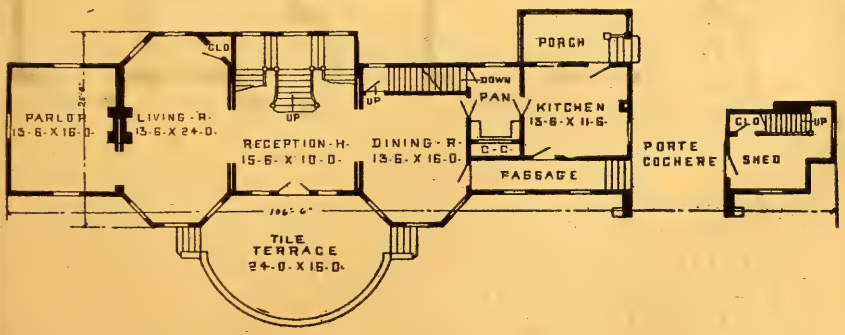


GUION RESIDENCE.—Design 2012M; cost in frame $2,890 to $2,990; plans $25. See page 65.

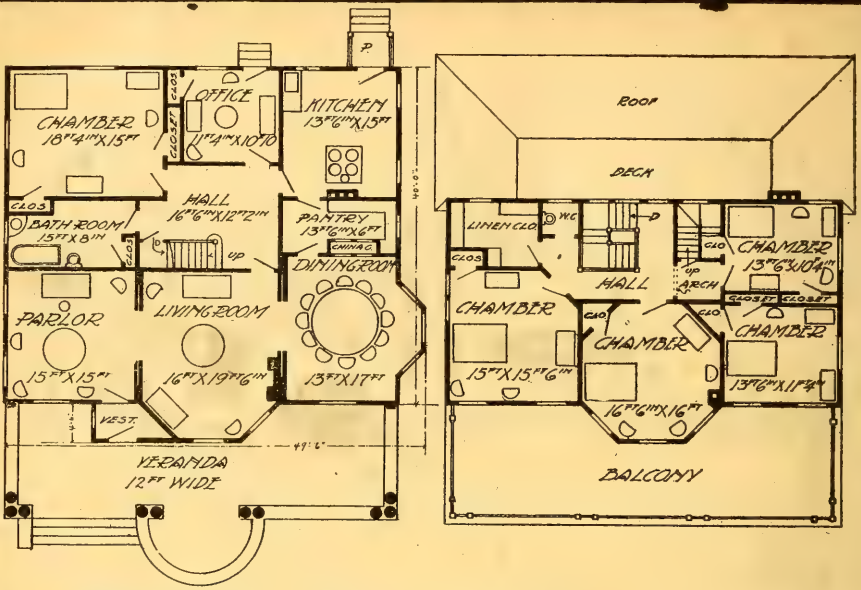
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

WICKLIFFE RESIDENCE.—Design 1825M; cost $3,500 to $4,000; plans $50. A very good country home design. See page 65.

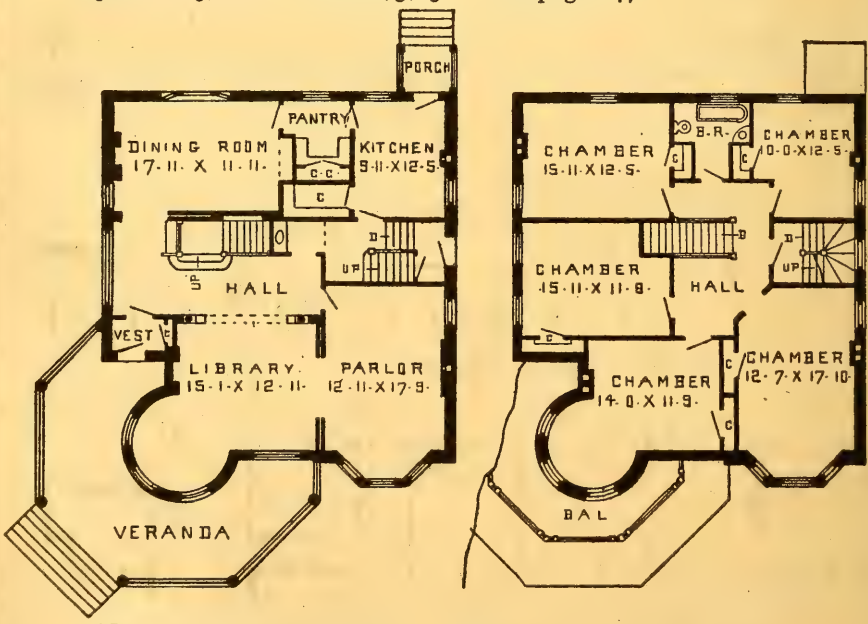




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

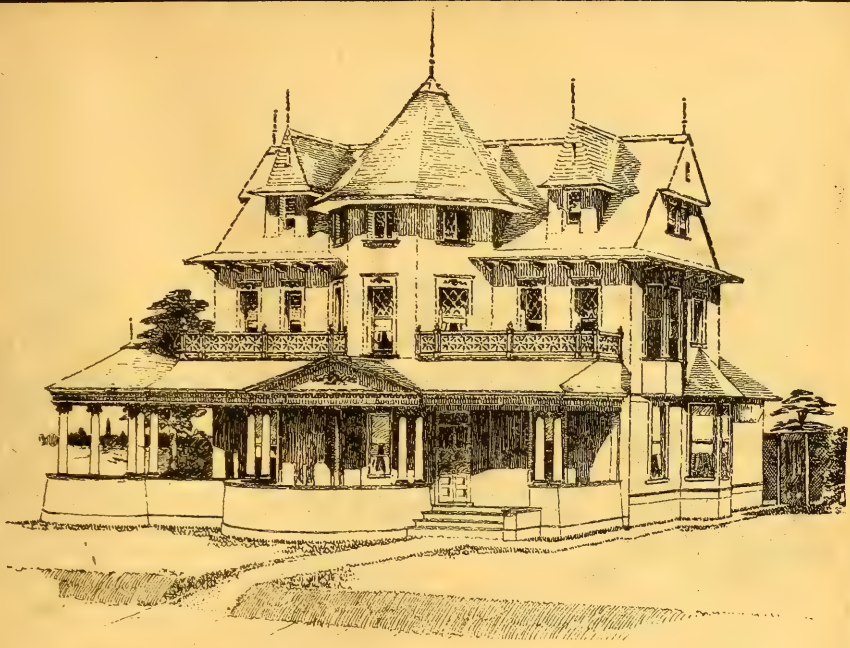


MONTPELIER RESIDENCE.—Design No. 2, 1826-O; plans $25; cost in frame $3,050. See page 647.



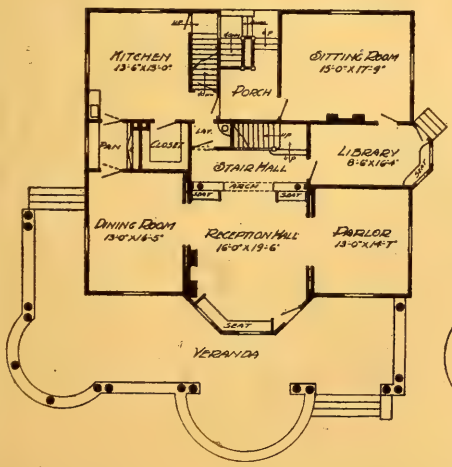
TALLULAH RESIDENCE.—Design 47-O; cost in brick $4.500 to $5,000; plans $40.

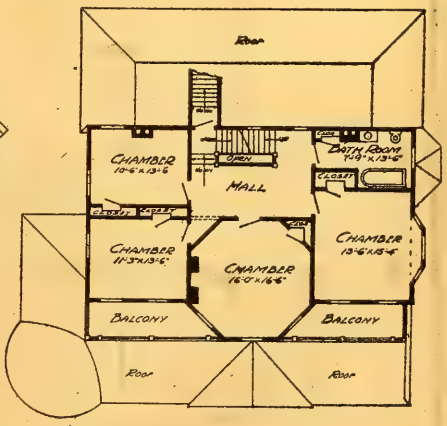
TALLULAH RESIDENCE No. 2.—Anthony design with octagon tower with five windows; with fire-place in parlor; with entire plan reversed.



MONTPELIER RESIDENCE.—Bailey design 1827-O; cost $2,890 to $3,500; plans $25. See page 65.

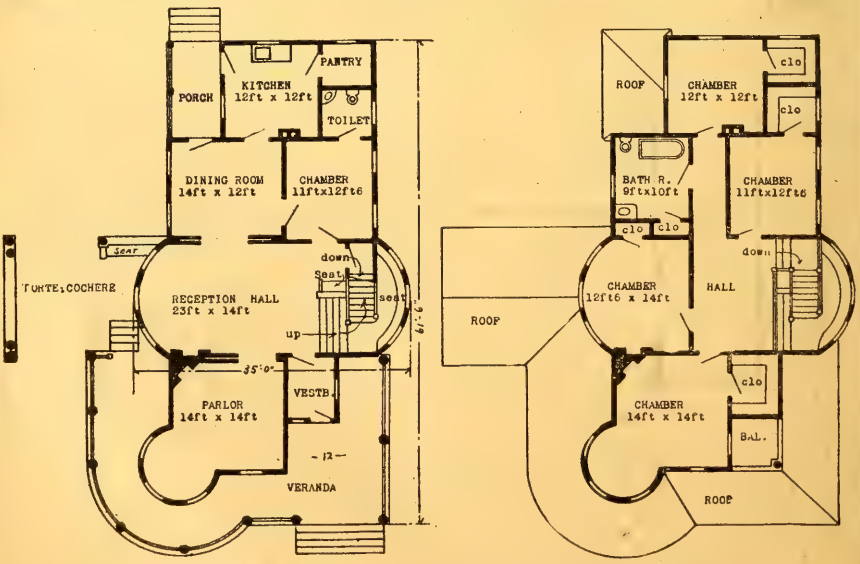
Modification No. 2, Barnett design with fire-place to sitting-room only; with flues to all rooms; with bath on first floor, back of main stairs, in place of rear stairs; with hall between main stairs and bath; with door out onto rear porch and to sitting-room and kitchen; with porch extending to library, with rounded corner.





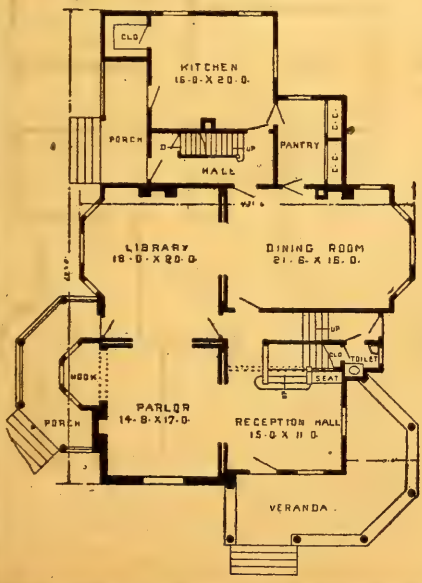
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

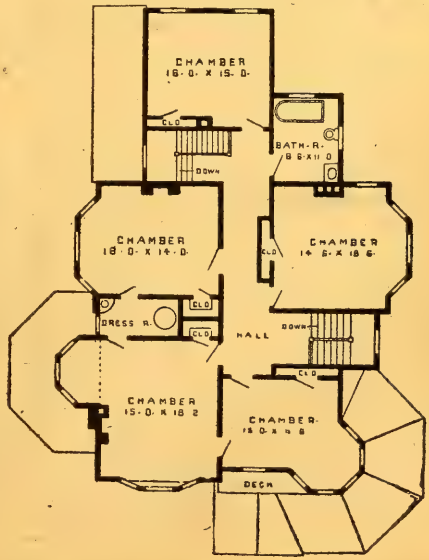
VANLOON RESIDENCE.—Design 1828M; cost in frame $2,980 to $3,240; plans $25. Special features: Large central reception hall. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

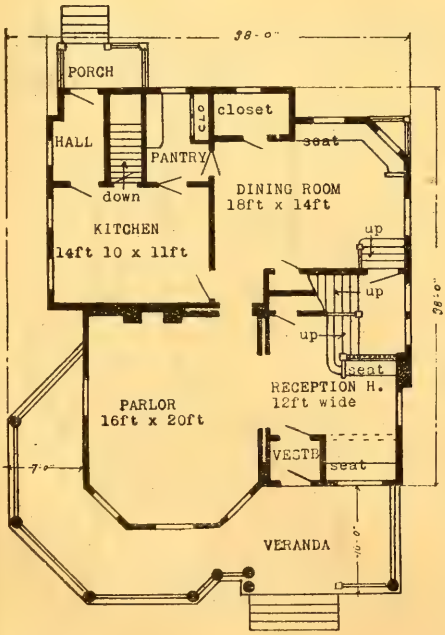
TIPPECANOE RESIDENCE.—Design 1829M; cost in frame $2,980 to $3,590; plans $25. Special features: Large rooms. See page 65.

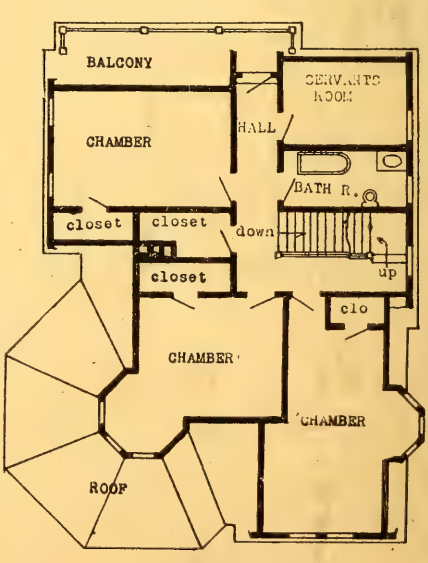




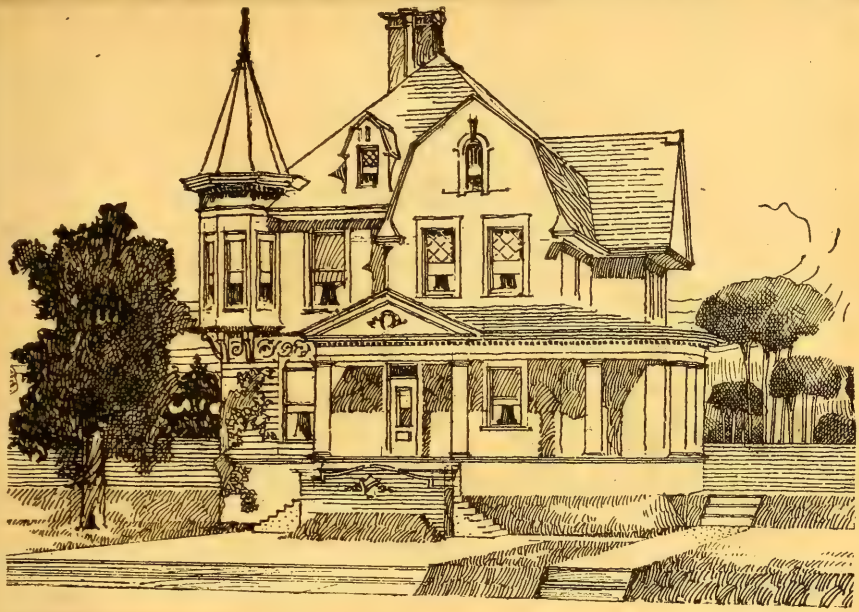
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

TOMASTON RESIDENCE.—Design 1830M; cost in frame $2,290 to $2,498; plans $20. See page 65.

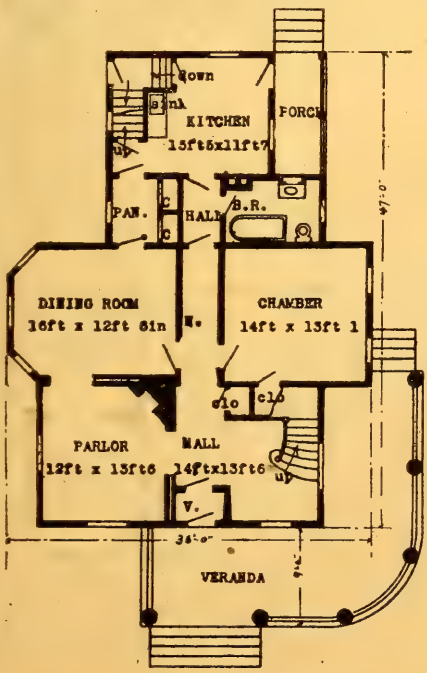


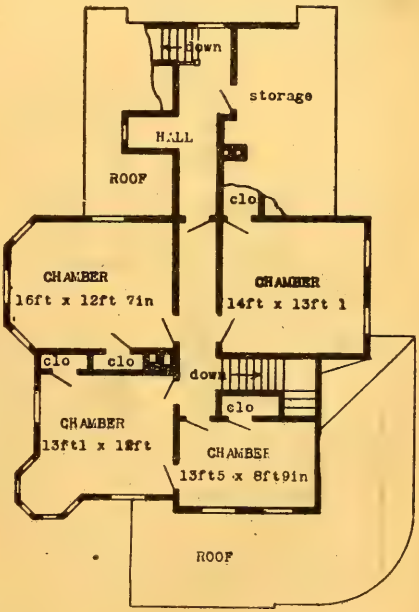


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



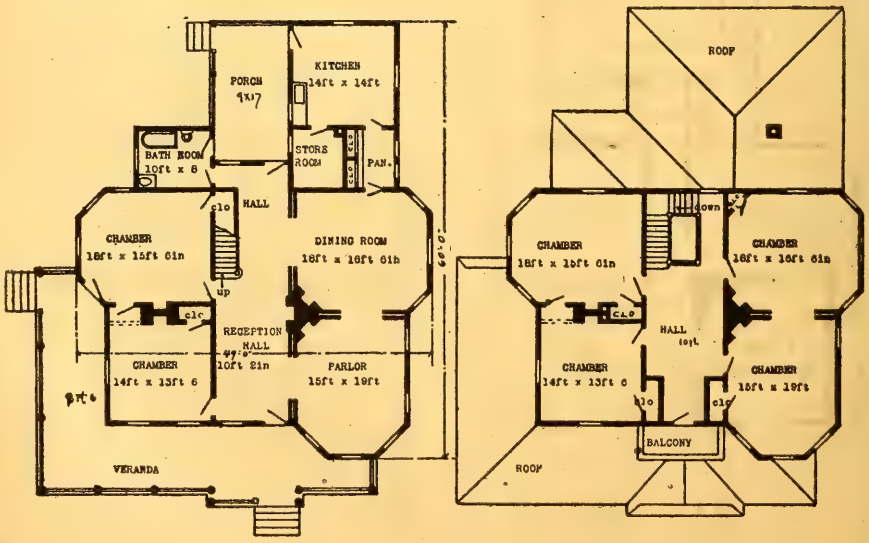
SHAWVILLE RESIDENCE.—Design 1831M; cost in frame $2,390 to $2,462; plans $20. See page 65.



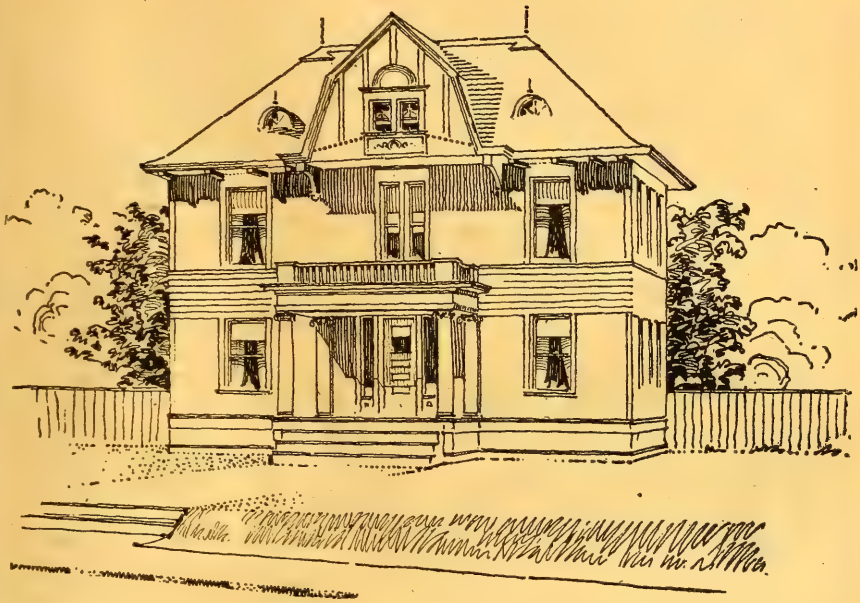


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

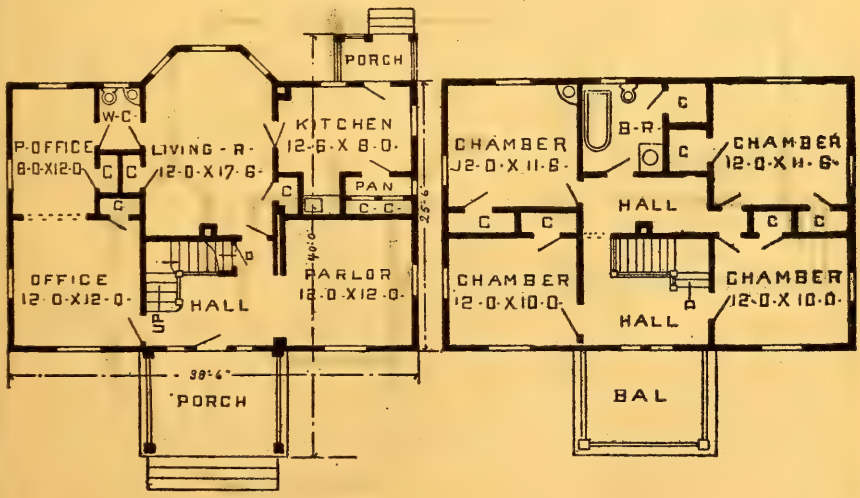
MILLBERRY RESIDENCE—Design 1832-O; cost in frame $2,490 to $2,782; plans $25. A good southern home. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

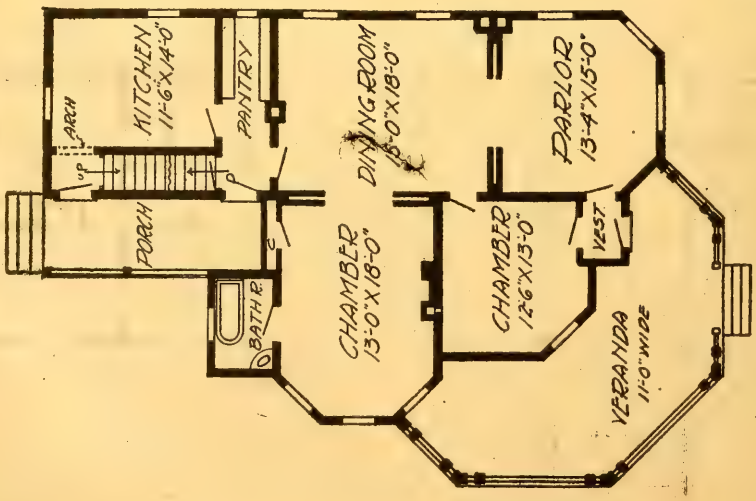


WAKEMAN RESIDENCE.—Design 1835M; cost in frame $2,390 to $2,498; plans $20. A good house for a physician. See page 65.

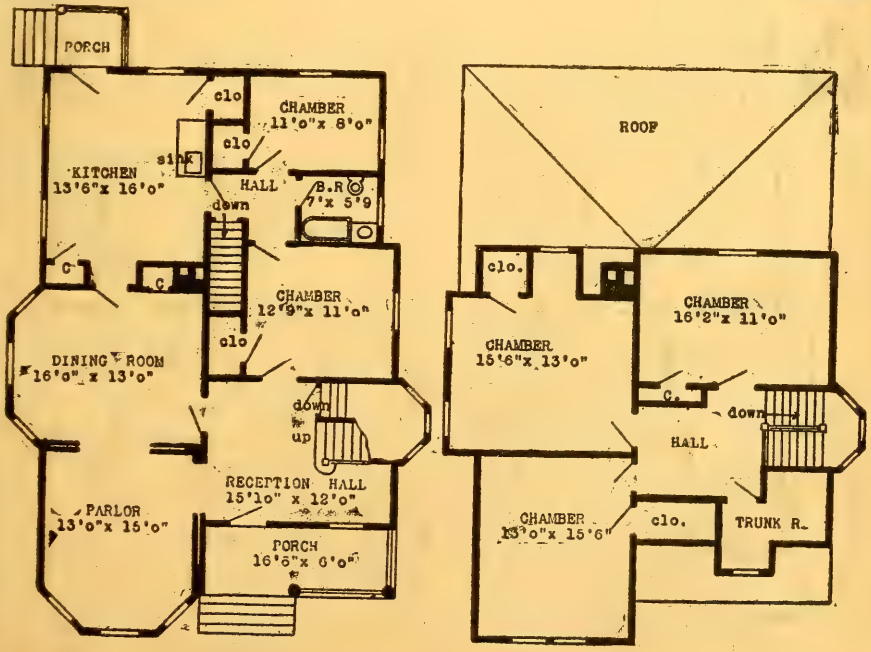


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

DE SOTO COTTAGE.—Design 72-O; cost $798 to $899; size 35 ft. by 52 ft. Very attractive design; plans $5.

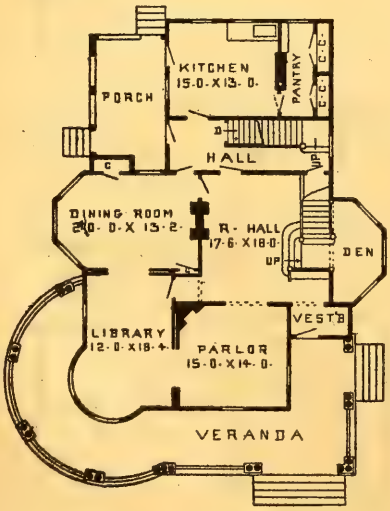


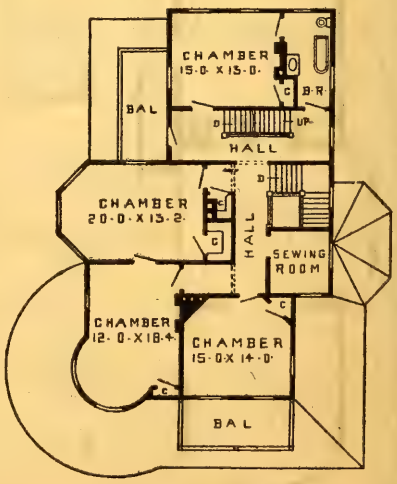
GYPSUM RESIDENCE.—Design 1834M; cost in frame $2,390 to $2,478; plans $20. A neat, sensible design. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

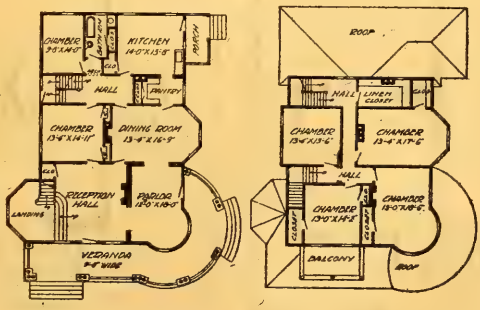
LONGVIEW.—Design 6-O; cost $3,000 to $3,500; size 33 ft. 6 in. by 54 ft. 6 in.; heights 11 ft. and 9 ft. 6 in; plans $30. A very attractive design. See page 65.

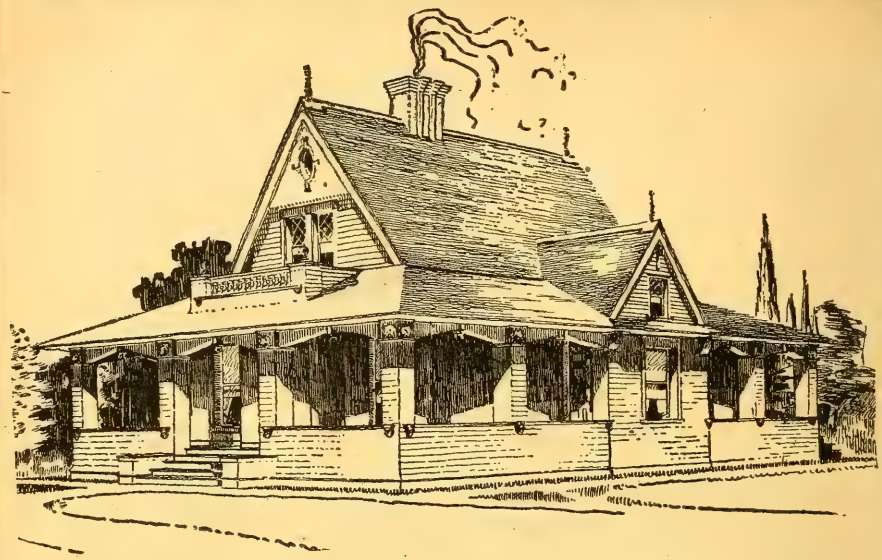




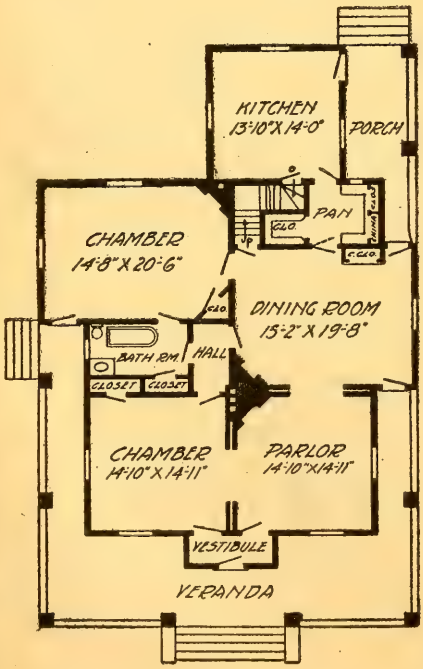
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

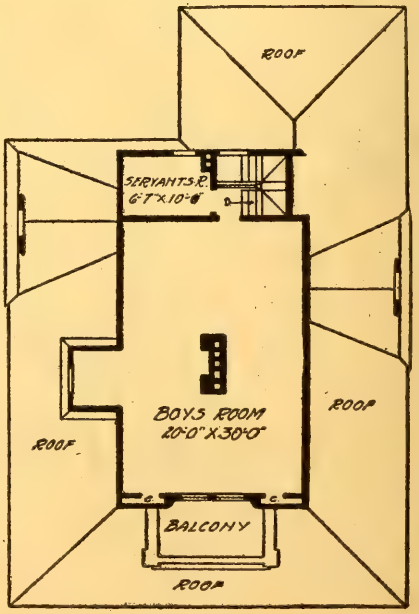
OSBORN RESIDENCE.—Design 32-O; plans $20; cost $2,140 to $2,390; size 31 ft. by 53 ft.; story heights 9 ft. 6 in. and 8 ft. See page 65.





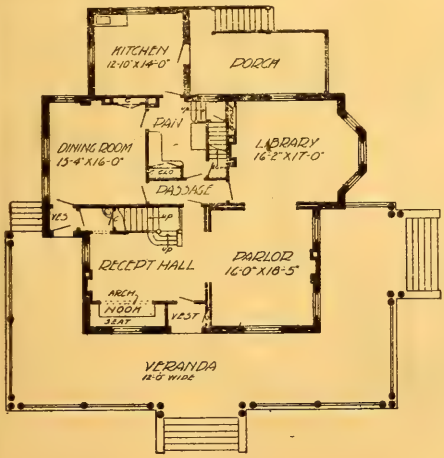
QUEENSDALE COTTAGE.—Design 70-O; cost $1,092 to $1,298; size 41 ft. 8 in. by 63 ft.; story heights 9 ft. 6 in. and 9 ft. 3 in.; plans $10. Attractive brick mantel on second floor; very attractive and simple porch and roof arrangement. See page 65.

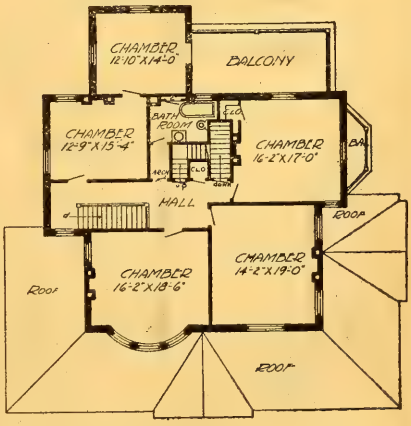




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

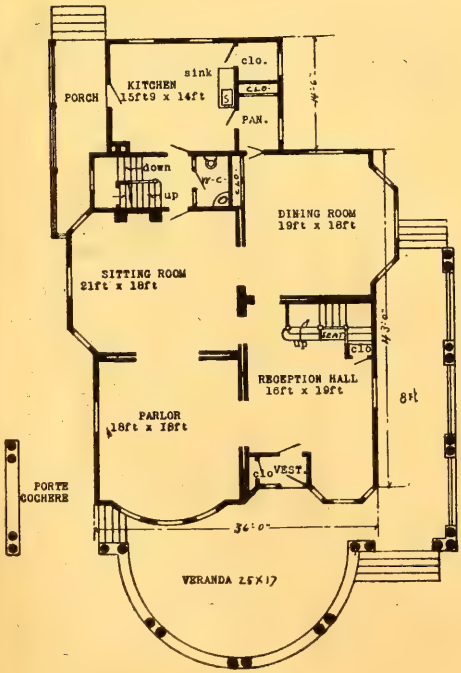
CASTORVILLE RESIDENCE.—Design 43-O; cost in brick $5,000 to $5,500; size 47 ft. 6 in. by 51 ft.; story heights 10 ft. and 9 ft. 6 in.; plans $55. Very neat colonial design.

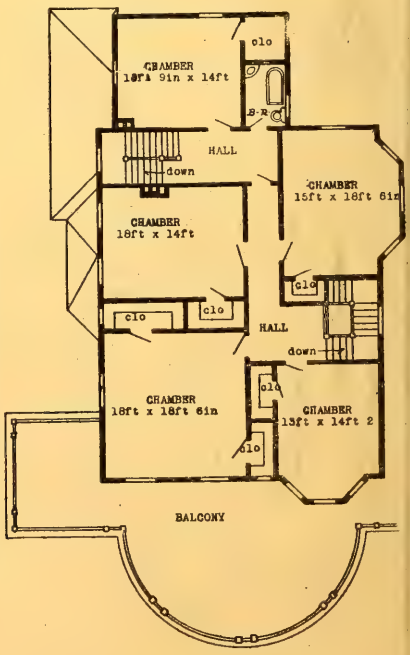




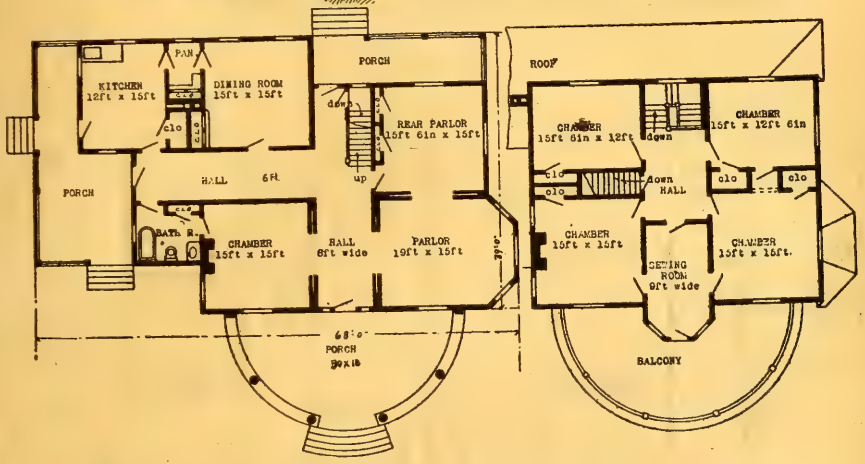
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

RARDEN RESIDENCE.—Design 1835-O; cost in frame $2,780 to $2,940; plans $25. A good southern house. See page 65.

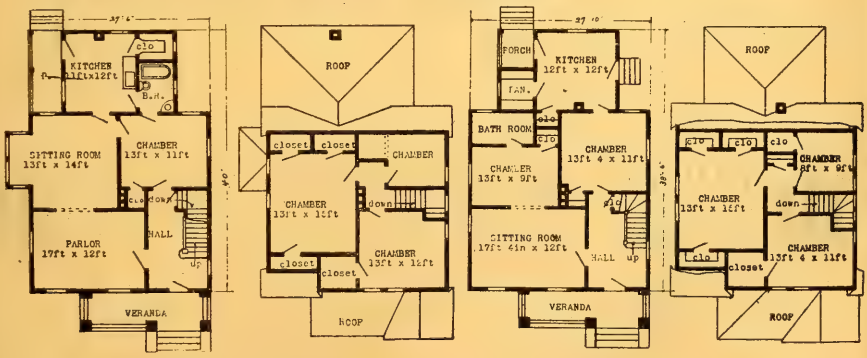




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



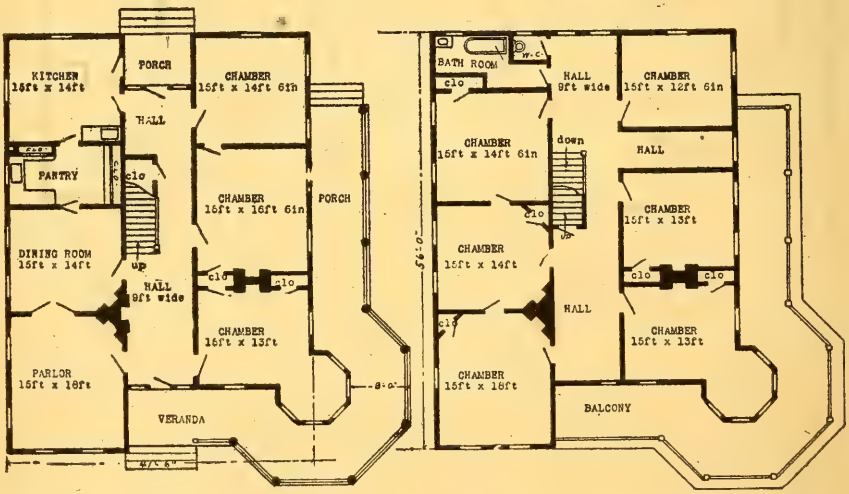
PETERSON RESIDENCE,—Design 1836M; cost in frame $2,094 to $2,340; plans $15. See page 65.



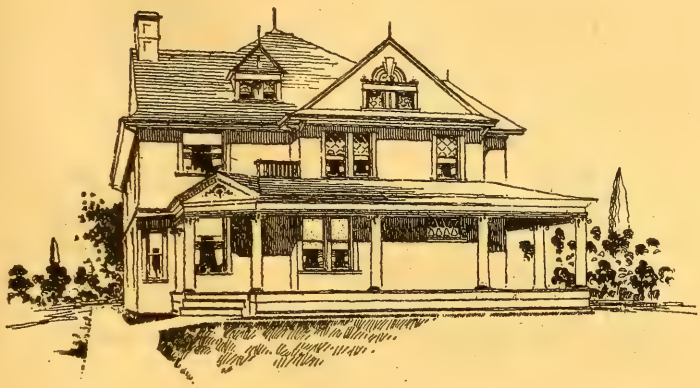
PLAN No. 10 PLAN No. 11.

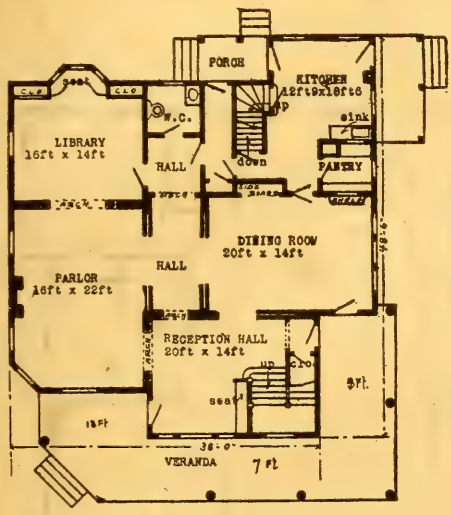
MANISTEE DESIGN REVISED.—cost in frame $$1,580 plans $10 each. See page 65.

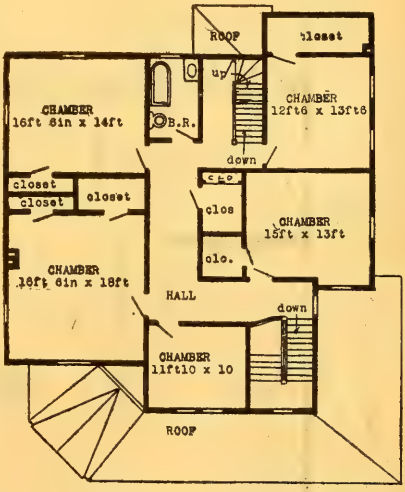
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



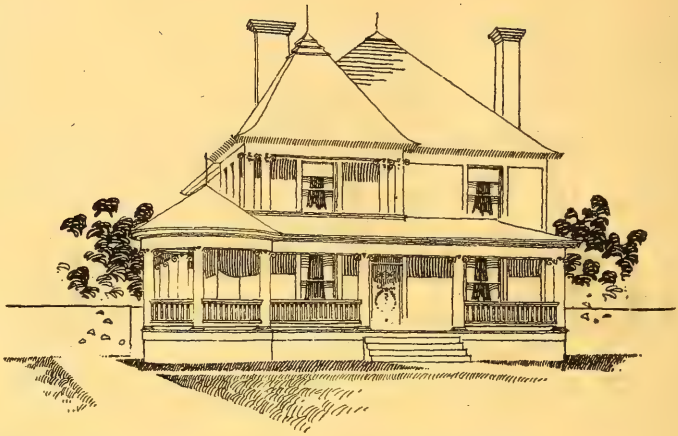
CRAIGVILLE RESIDENCE.—Design 1832M; cost in frame $2,780 to $2,940; plans $25. A good southern house. See page 65.

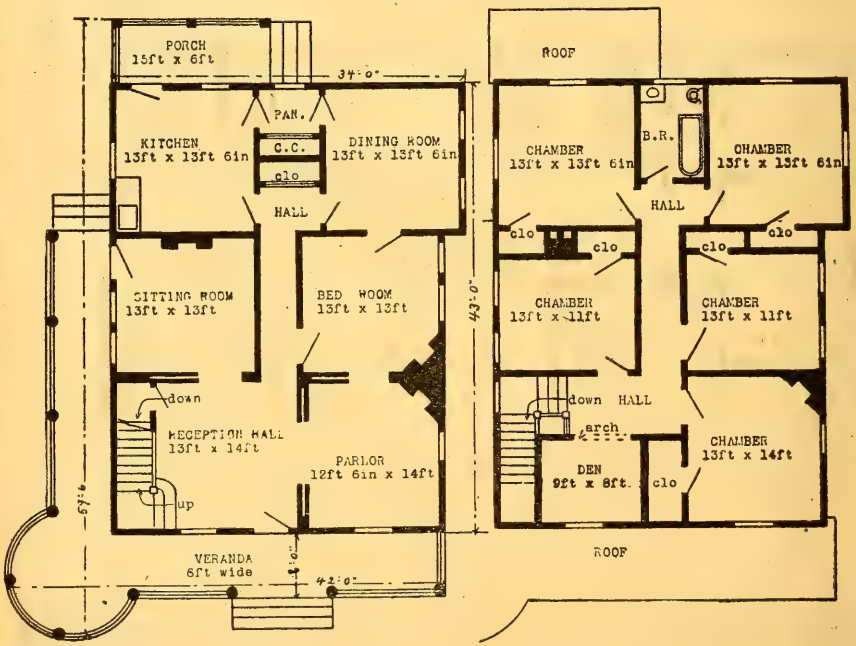






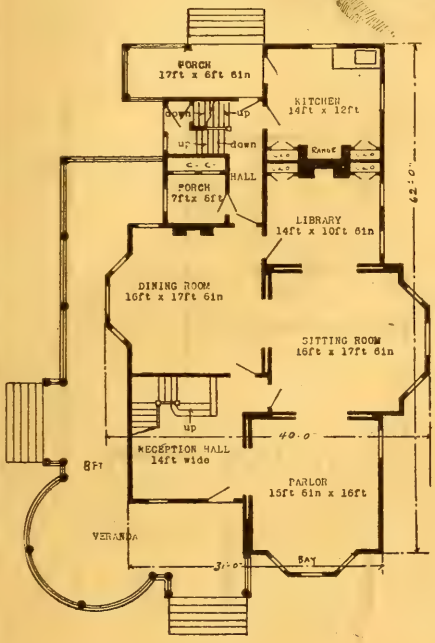
GREENTOWN RESIDENCE.—Design 1833M; cost in frame $2,780 to $2,940; plans $25. Good large rooms; plenty of closets. See page 65.

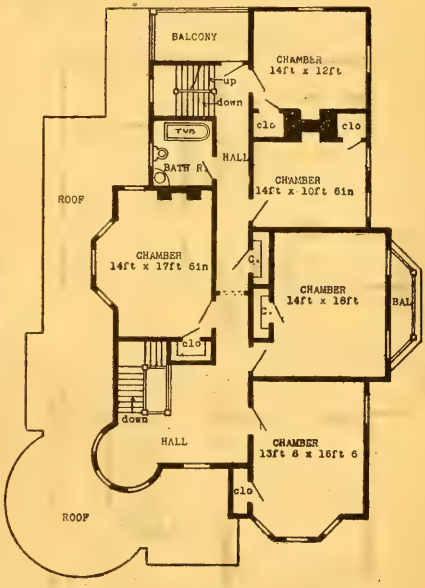




CONVERSE RESIDENCE.—Design 1839M; cost in frame $2,290 to $2,582; plans $20. Balcony in front of den 6x12. See page 65.

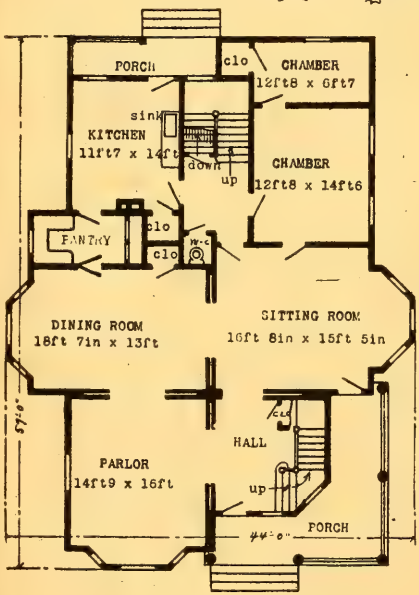
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

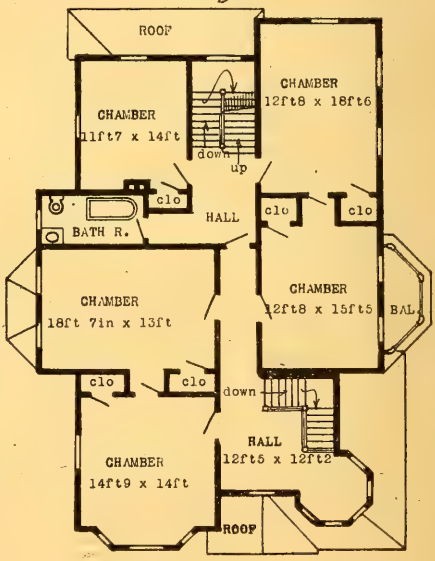




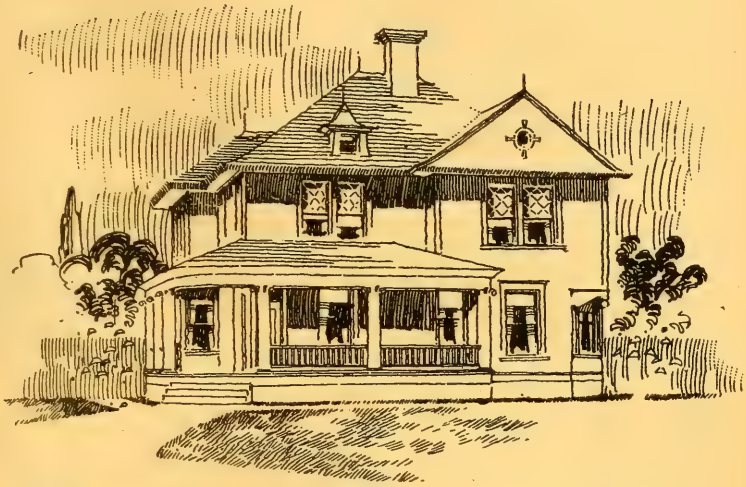
NEOGA RESIDENCE.—Design 1840M; cost in frame $2,980 to $3,240; plans $25. Good size rooms; large side porch. See page 65.

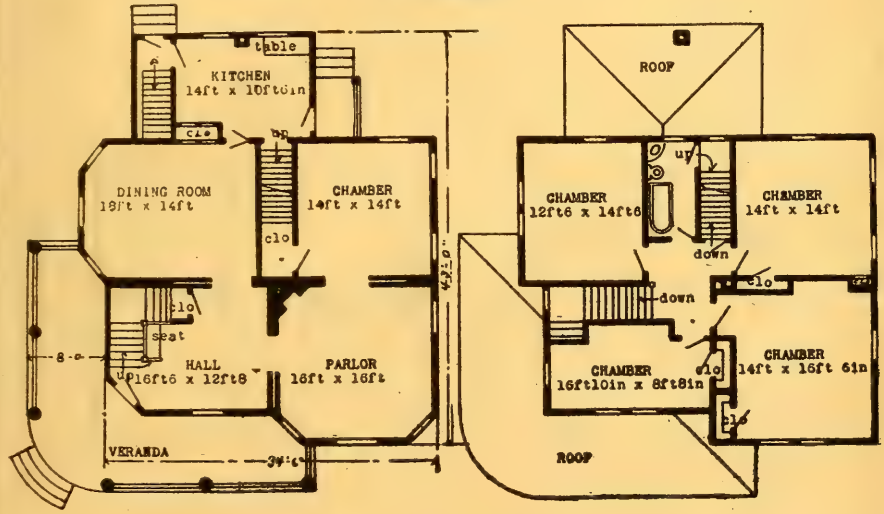
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



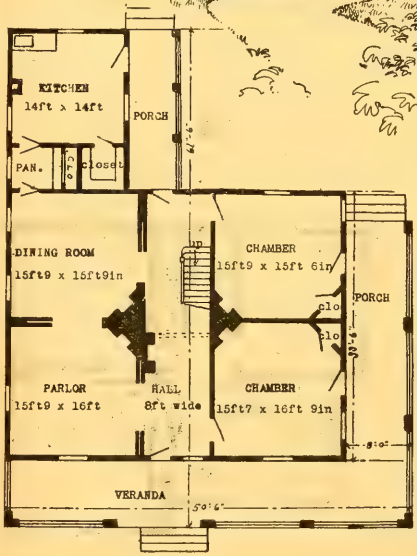


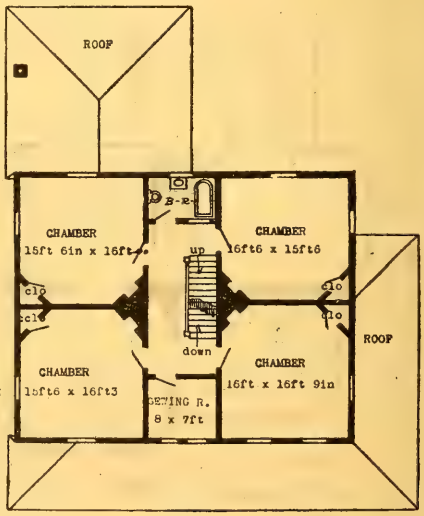
APPLEGATE RESIDENCE.—Design 1841M; cost in frame $2,690 to $2,882; plans $25. See page 65.



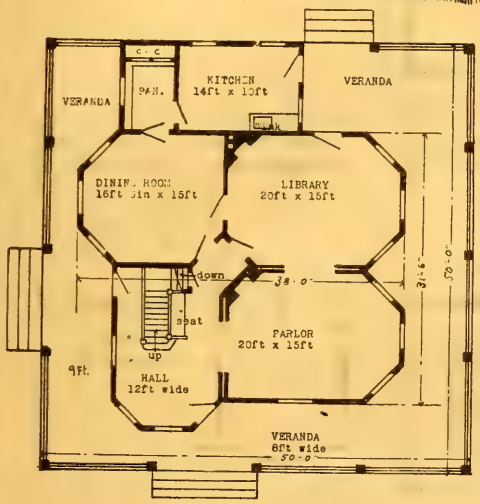


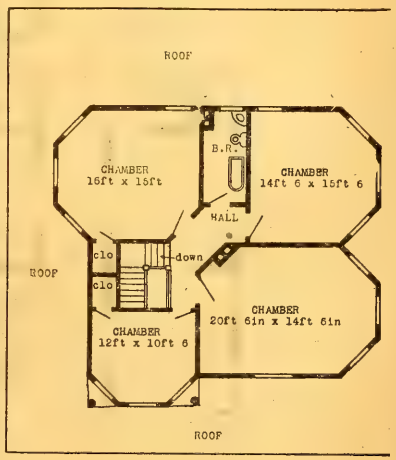
MOVANA RESIDENCE.—Design 1842M; cost in frame $2,390 to $2,498; plans $20. See page 65.



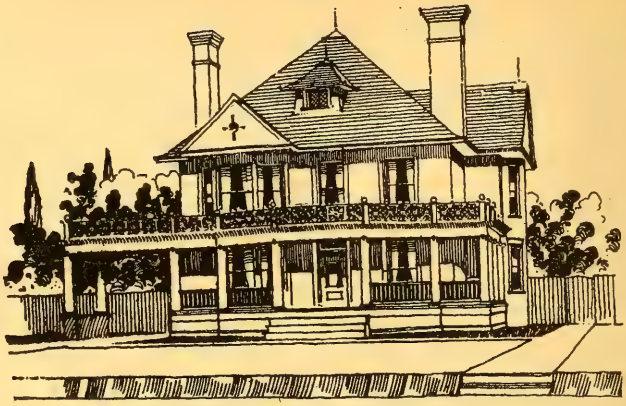


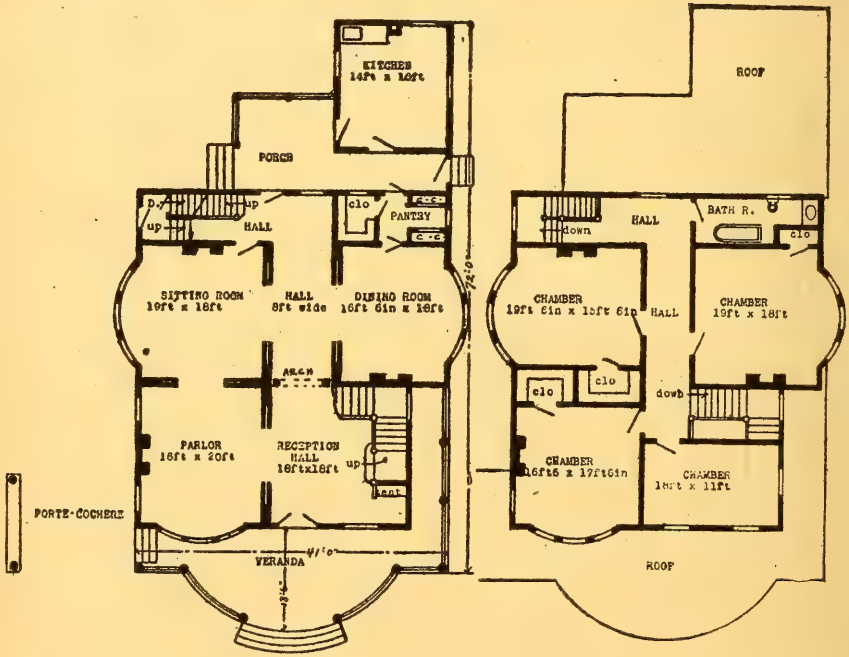
WIXOM RESIDENCE.—Design 1843-O; cost in frame $2,690 to $2,780; plans $25. Large, well-ventilated rooms. See page 65.





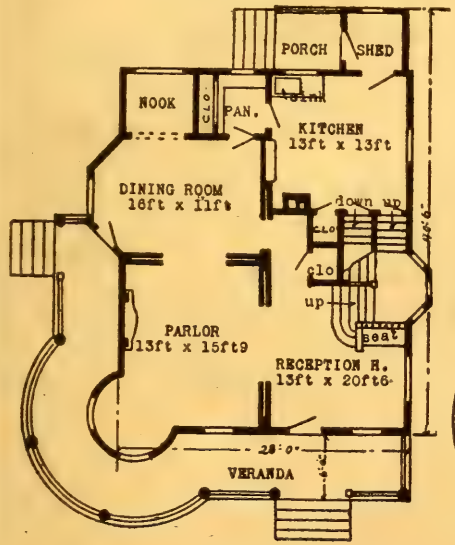
CUSTON RESIDENCE.—Design 1844M; cost in frame $2,640 to $2,780; plans $20. Special features: Bay-shaped rooms. See page 65.

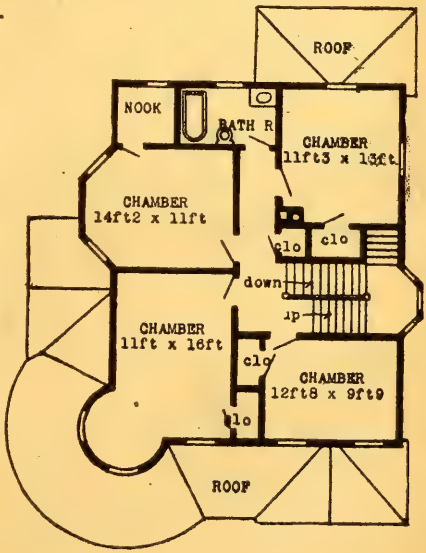




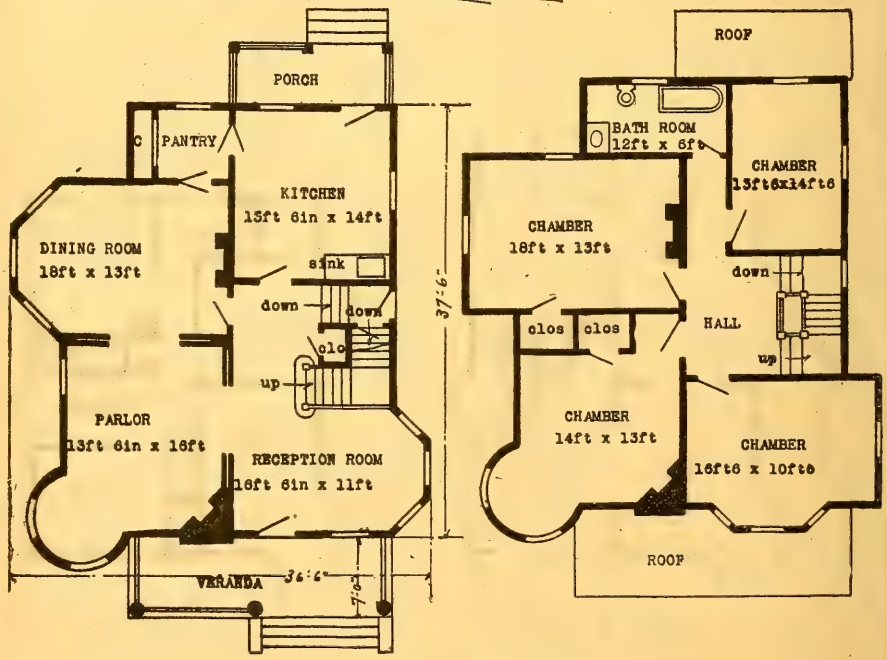
GOWEN RESIDENCE.—Design 1845M; cost in frame $2,690 to $2,982; plans $25. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



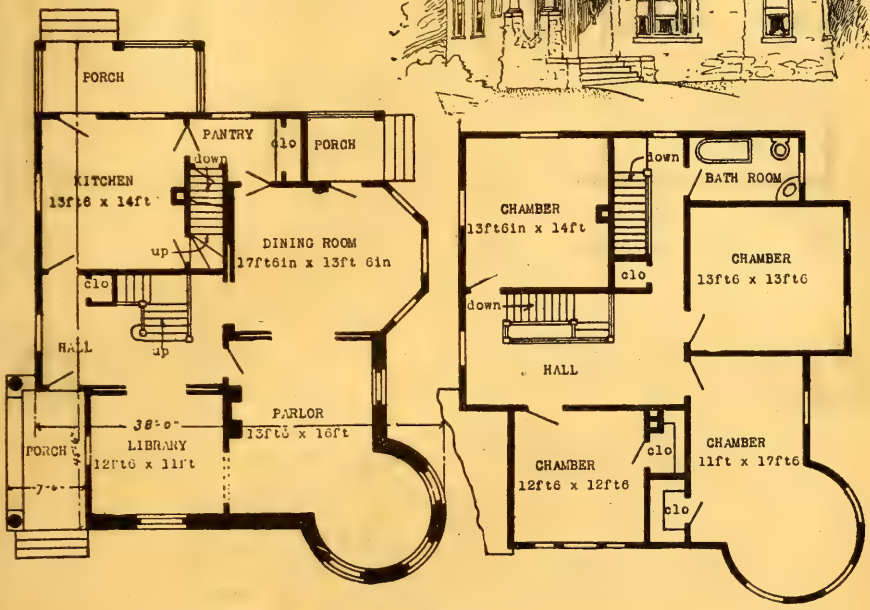


DORSEY RESIDENCE.—Design 1846M; cost in frame $2,490 to $2,562; plans $26. See page 65.



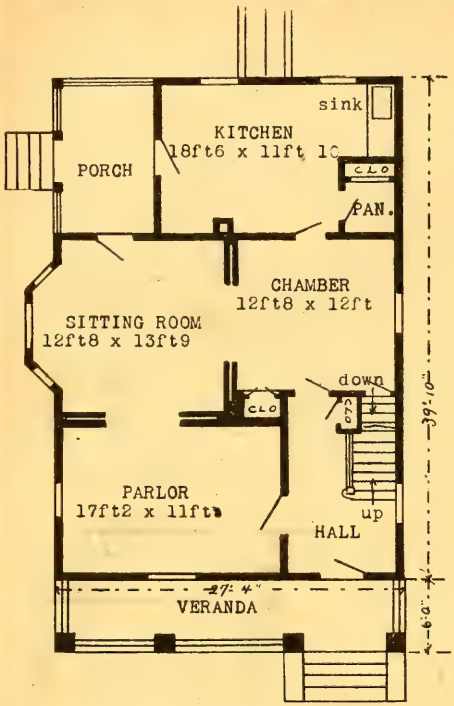
OSTEMO RESIDENCE.—Design 1847M; cost in frame $2,290 to $2,480; plans $25. Special features: Attractive chimney and tower. See page 65.

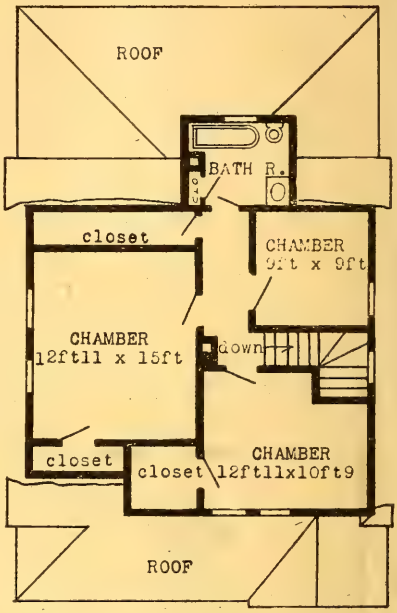
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



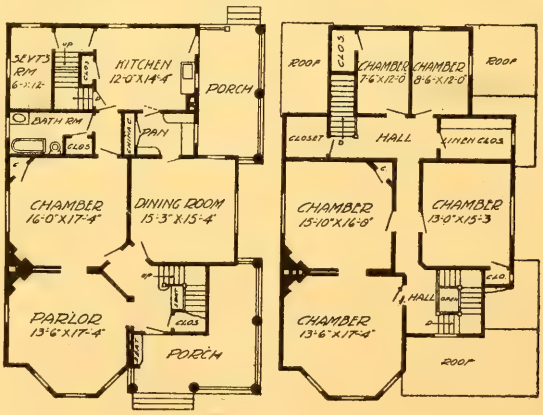
CERESCO RESIDENCE.—Design 1848M; cost in stone and frame $2,980 to $3,240; plans $27.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



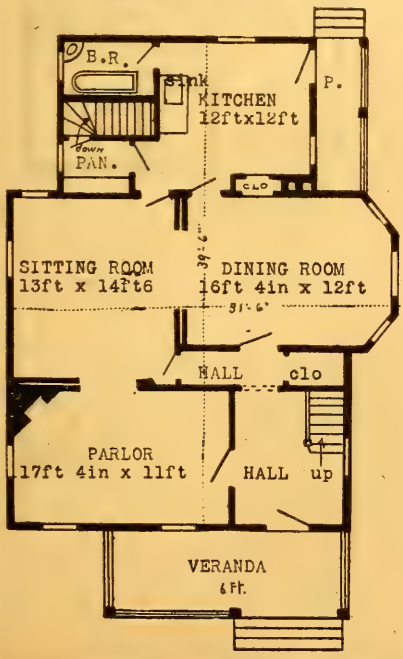


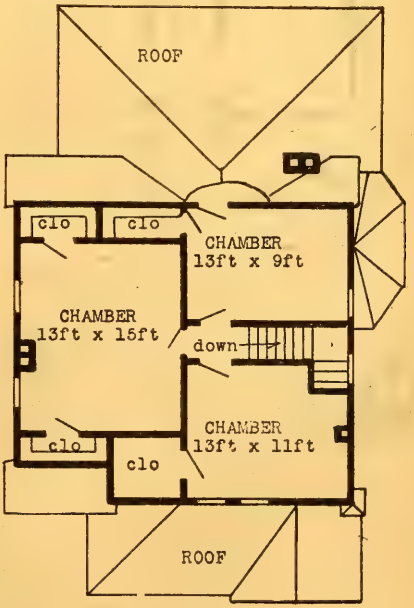
MANISTEE COTTAGE No. 9.—Cost $1,400; plans $10. See index for other Manistee cottages. See page 65.



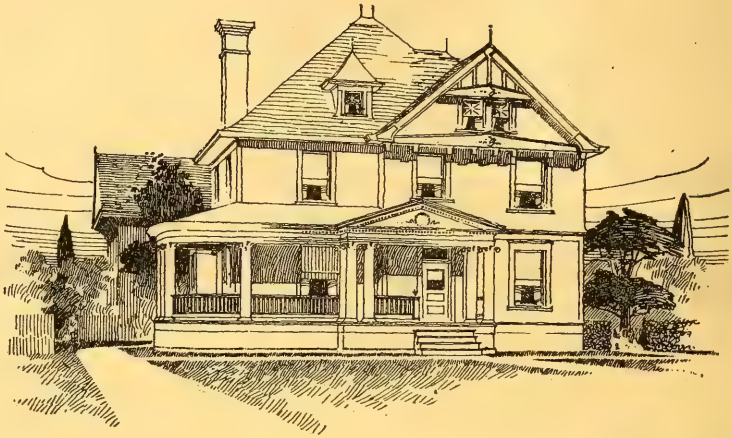
LAPEL,—Design No. 23M; cost $1,798 to $2,196; plans $15. Exterior similar to design on page 731. See page 65.

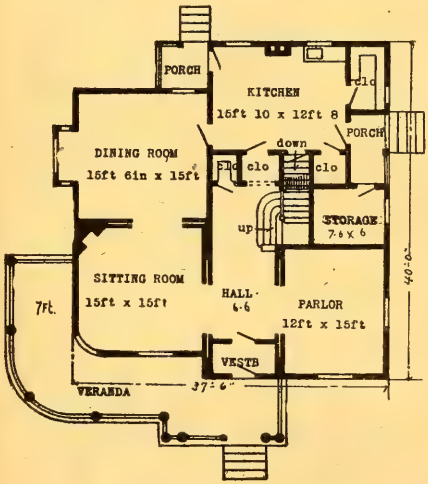
MANISTEE COTTAGE No. 8.—Cost $1,400; plans $10.
See opposite page. See page 65.

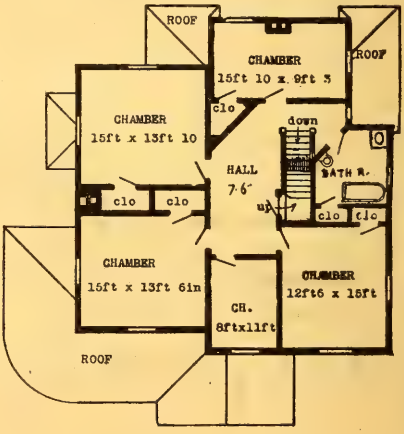




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

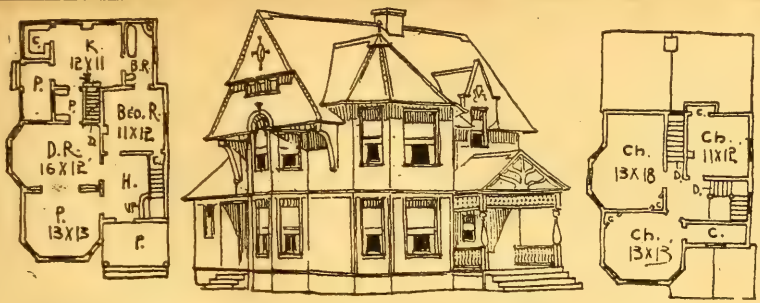






CHRISMAN RESIDENCE.—Design 1849M; cost in frame $2,490 to $2,682; plans $25. A very compact house. See page 65.

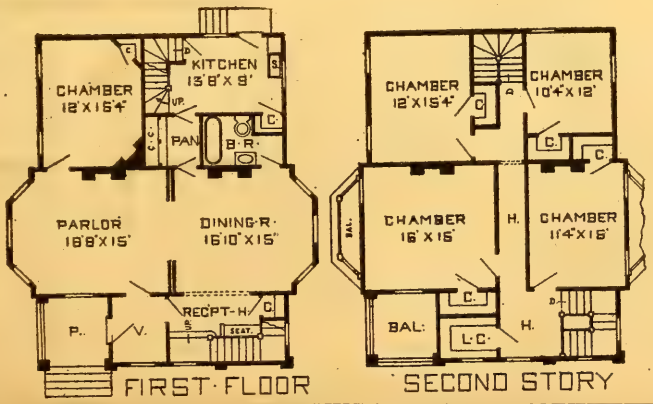
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



PITTSFIELD RESIDENCE.—Design 1528-O; in frame, $1,198 to $1,389; plans, $10; width, 28 ft. 10 in; by 34 ft.; story heights, 9 ft. 6 in. and 9 ft.; special features: Inexpensive tower, compact plan; plain, simple design. Modifications: House would look well with tower eliminated. See page 65.

FRONT

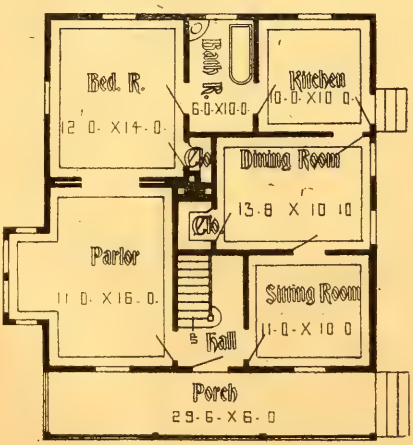
PENFIELD RESIDENCE. — Design 4501M; in frame, $1,149 to $1,790; plans, $20; width over all, 37 ft. 6 in.; story heights, 10 ft.; special features: Plain Colonial design. Bath-room on first floor; large rooms. See page 65.

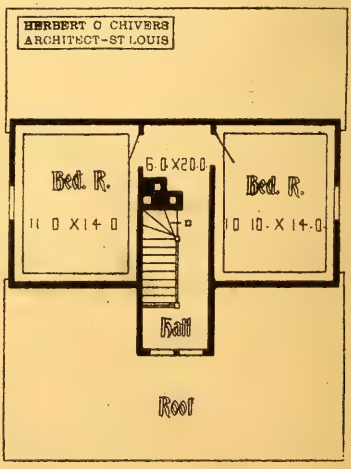


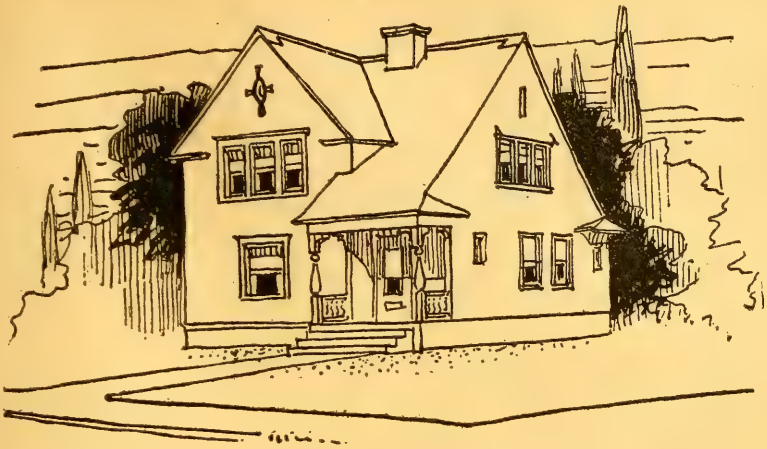
FIRST·FLOOR SECOND STORY

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

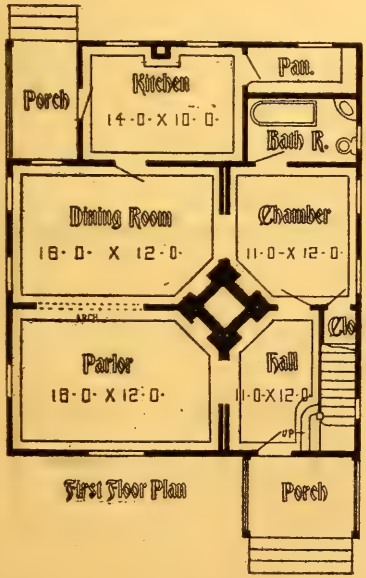
HIEMENSDALE COTTAGE.—Design 9070M; in frame, $1,180 to $1,299; plans, $10; width, 30x32 ft.; width over all, 35 ft.; story heights, 9 ft. 6 in. and 8 ft. (full story). Special features: Bath-room on first floor; bay to parlor. See page 65.



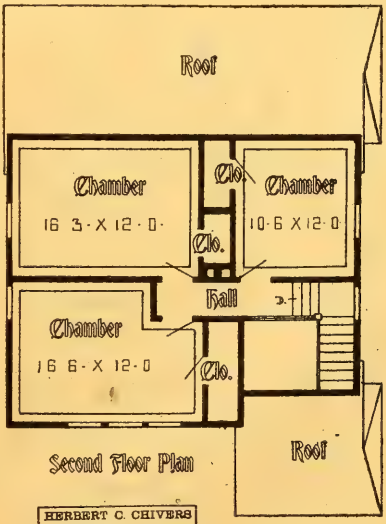




KEOKUK RESIDENCE.—Design 1858M; in frame, $1,798 to $1,860; plans, $15; width, 31x36 ft.; story heights, 9 ft. 6 in. (cut down at second story to 5 ft. 6 in. walls). Special features; Good fire-place arrangement; bath-room on first floor. See page 65.



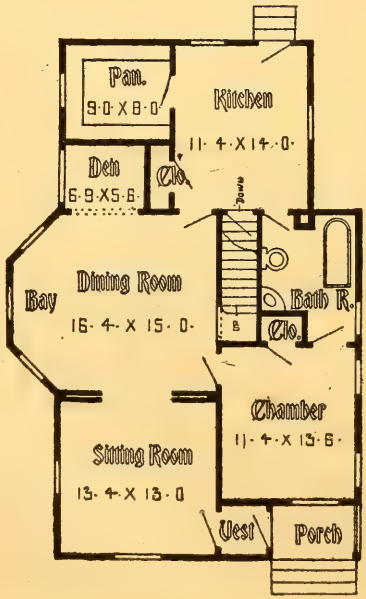
First Floor Plan

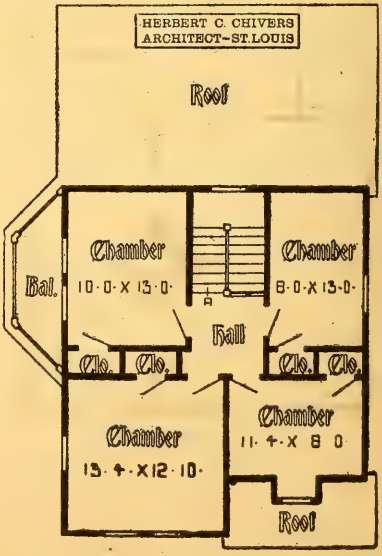


Second Floor Plan

HERBERT C. CHIVERS
ARCHITECT-ST. LOUIS

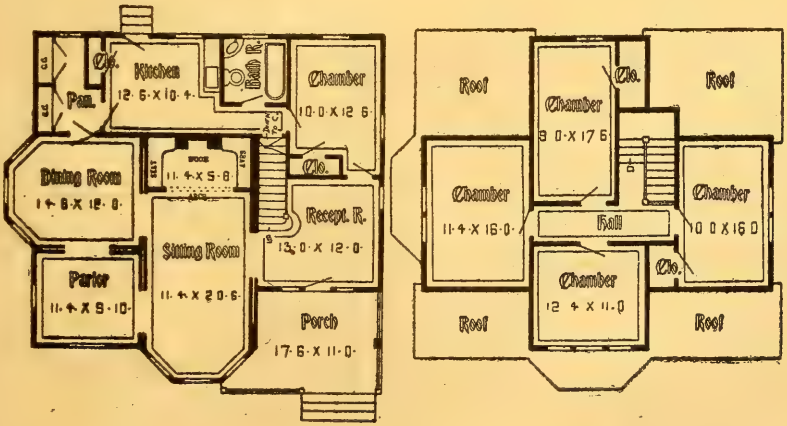
WEST POINT RESIDENCE.—Design 1861M; in frame, $1,875 to $1,989; plans, $15; width, 26 ft. 2 in. by 44 ft. 6 in.; width over all, 29 ft. 2 in.; story heights, 10 ft. and 9 ft. in the clear. Special features: Front chamber and large bath-room on first floor; den in dining-room. Modifications: Working plans show stairs turning to right and going up over bath-room, with chamber over dining-room, 13 by 13 ft. and the chamber over bath-room 5 by 13 ft. for girl's room. See page 65.





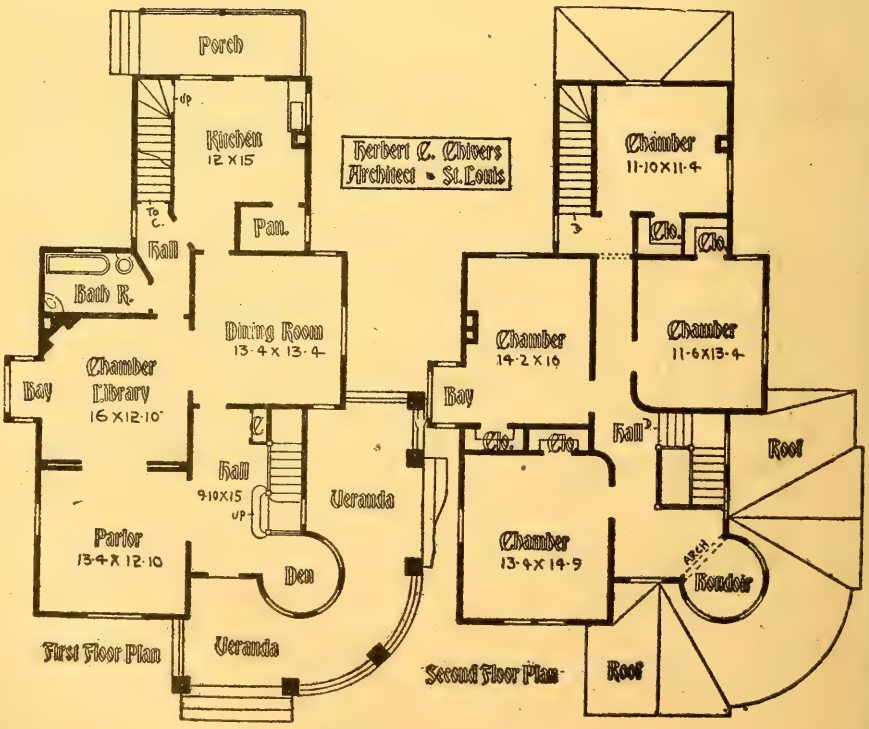
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

GALINA RESIDENCE.—Design 1874M; in frame, $2,180 to $2,799; plans, $25; width, 38 ft. 8 in. by 34 ft. 8 in.; width over all, 41 ft.; story heights, 10 ft. and 8 ft. 6 in. full story. Special features: Attractive nook in sitting-room; convenient bath-room; bay to dining-room. See page 65.



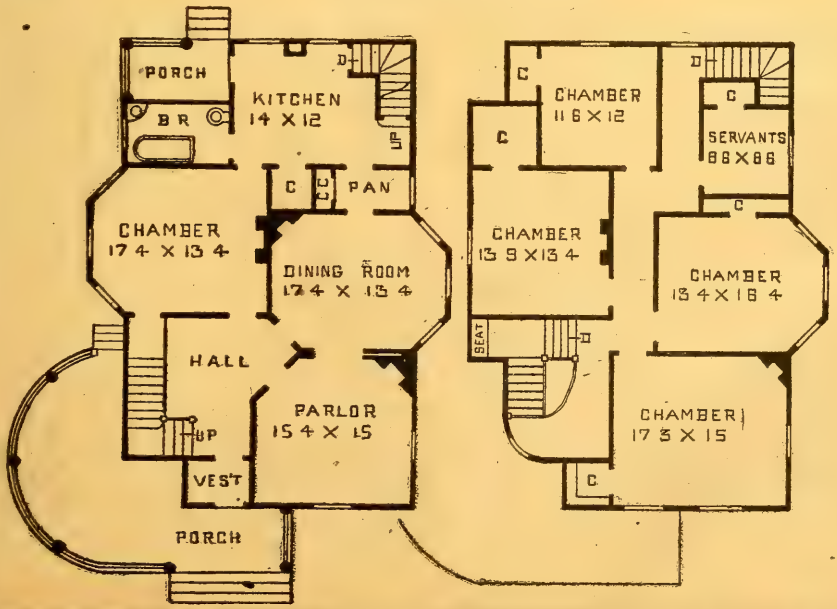
MT. CARROLL RESIDENCE.—Design 6025-O; in frame, $2.490 to $2,680; plans. $20; width, 30 ft. 10 in.; width over all, 40 ft.; story heights, 10 ft.; special features: Good for corner lot.

Mt. Carroll Residence No. 2, Schaeffler design, same as above, with 9 ft. octagon tower; with 3 ft. bay to dining-room; with wide porch extending to bath-room, with door at rear hall; with 9 ft. 6 in. and 8 ft. 8 in. story heights. See page 65.

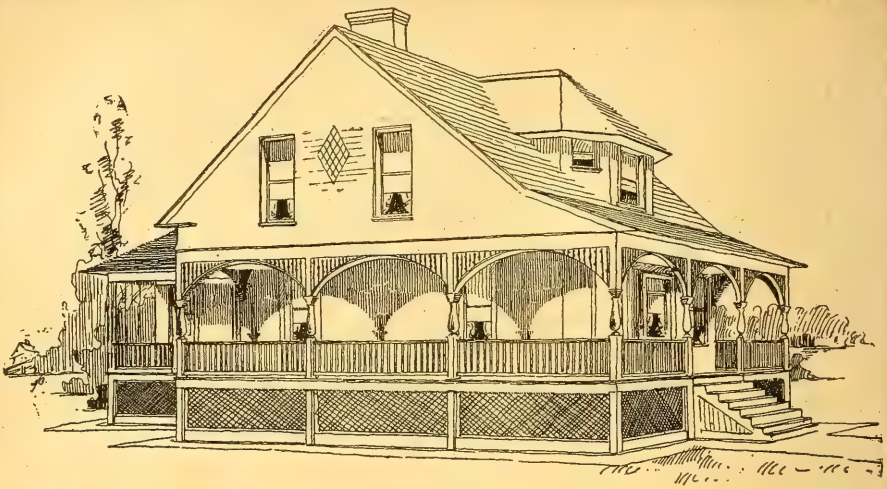


CONNEAUT RESIDENCE.—Design 1050-O; in frame, $1,995 to $2,460; plans, $20; width over all, 46 ft.; story heights, 10 ft. and 9 ft. 6 in.; attic, 8 ft.; special features: Good-size rooms; attractive outlines to poarch and tower;

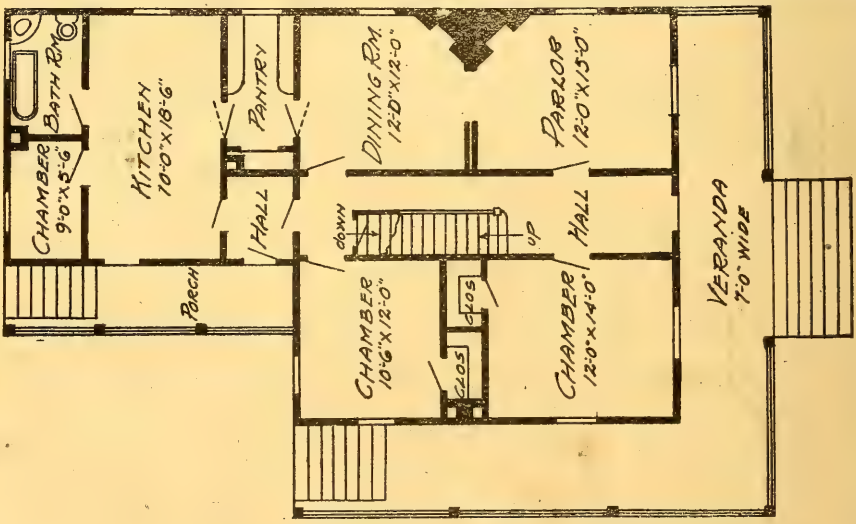
Continued on page 584.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



PORT UNION RESIDENCE.—Design 2327-O; cost, $1490 to $1,567; plans, $10; space for four good-size rooms above; special features: Large, wide verandas. See page 65.

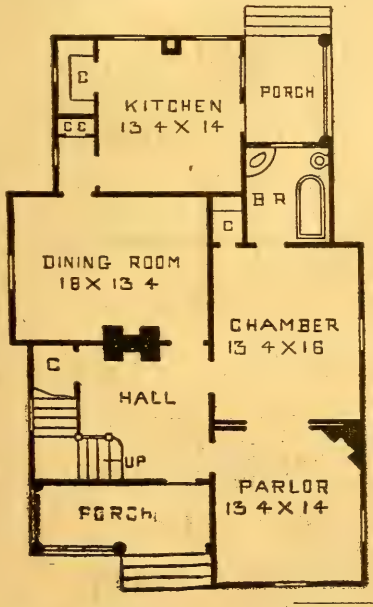


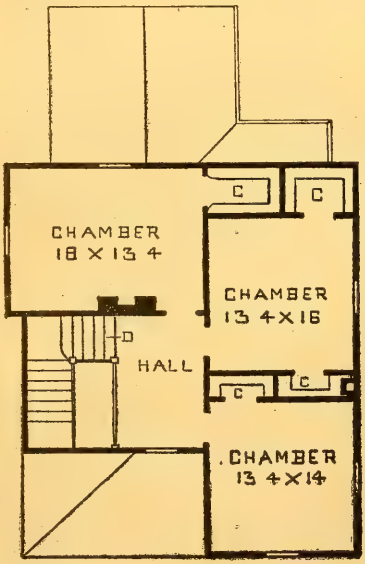
Conneaute Res. design Continued on page 583.

working plans show 11x11 ft. chamber in tower, with 4x4 ft. closet; have $20 stock plan.

CONNEAUT Residence No. 2, Park design, has parlor in place of hall; with circular porch and hall on parlor side; with large serving pantry between dining-room and kitchen; with rear porch back of pantry, with rear stairs and kitchen closets on opposite side of house. See page 65.

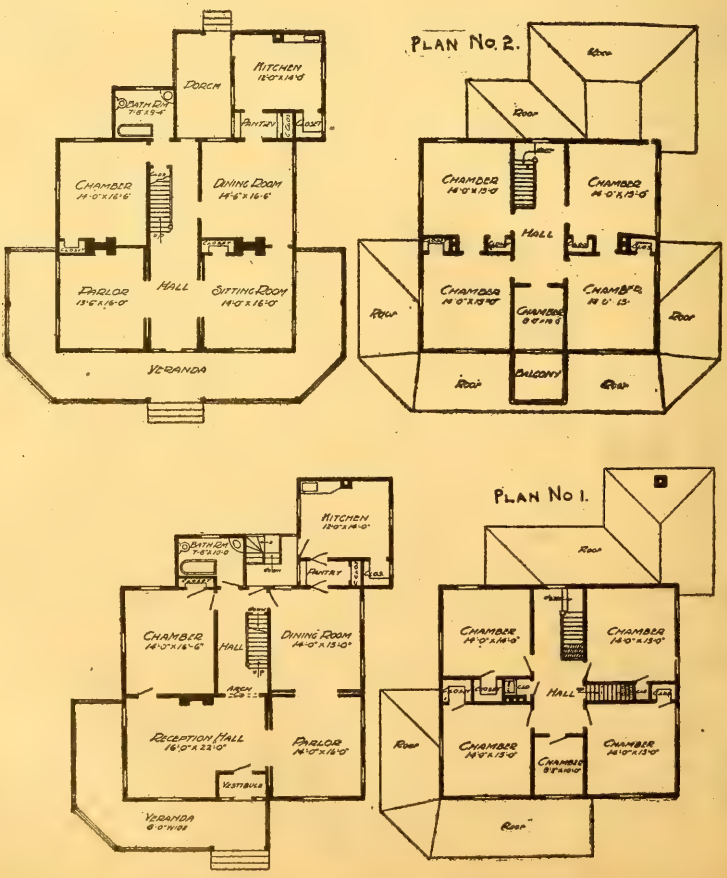
BURROWS RESIDENCE.—Design 1043-O; in frame, $1,498 to $1,580; plans, $10; width over all, 33 ft.: story heights, 9 ft. 6 in. (walls cut down at eaves to 5 ft. 6 in.). Special features: Bath-room. Modifications: Porch can be deeper and gables more ornamental. See page 65.

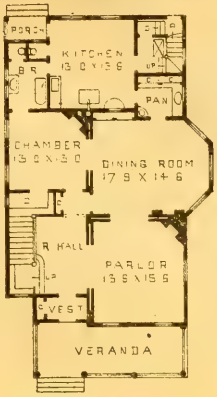


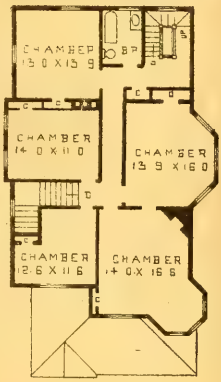


BESWICK RESIDENCE.—Clark design 31-O; cost, $2,500 to $2,700; size, 32 ft. by 55 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft.; plans, $10. See Edgefield design on page 605. See page 65. See plans on page 607.

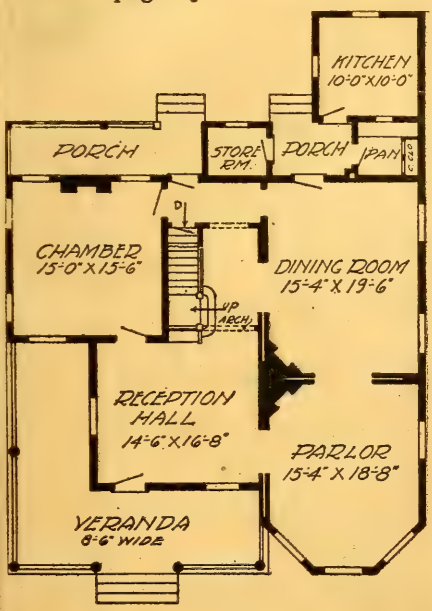
PERRYVILLE RESIDENCE.—Design 7101-O; in frame, $2,280 to $2,399; cost of plans, No. 1 or No. 2, $20, width of plan, No. 1, 41 ft. 10 in. by 50 ft. 2 in.; of plan No. 2, 42 ft. by 50 ft. 2 in.; story heights, plan No. 1, 9 ft. and 8 ft. 6 in.; plan No. 2, 10 ft. and 9 ft.; special features: Balcony first floor; bath; isolated kitchen. See page 65.

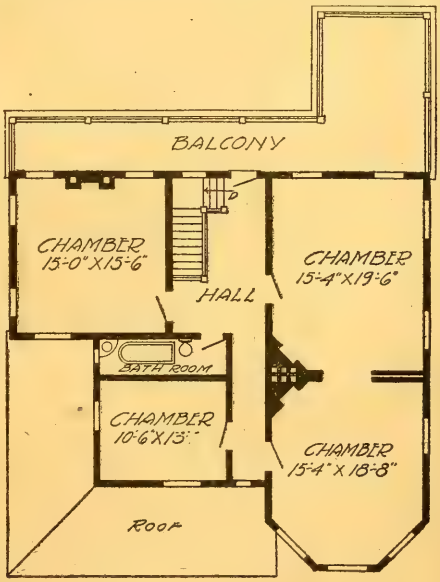






HECLA RESIDENCE.—Design 8298M; in frame, $2,390 to $2,549; plans, $25; story heights, 10 ft.; with stone arch and tower $200 extra; plans, $25; width, 57 ft. 4 in. by 29 ft. Width over all, 67 ft.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features: Toilet room on first floor; large, convenient rooms, a striking design for a country estate. See page 65.

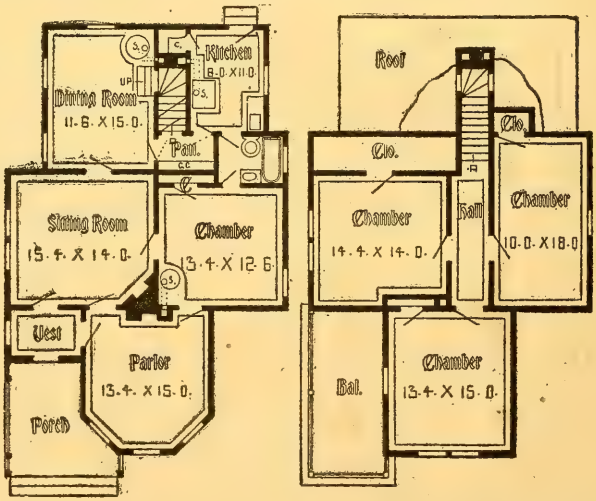




SUNNYSIDE RESIDENCE.—Whelden Design, 74-O; (see Halltown design for exterior.); cost, $2,090 to $2,340; size, 42 ft. by 57 ft.; story heights, 10 ft.; plans, $20; special features: Large reception hall, with main stairs so located as to be available for rear stairs, with portiers at arch. See page 65.

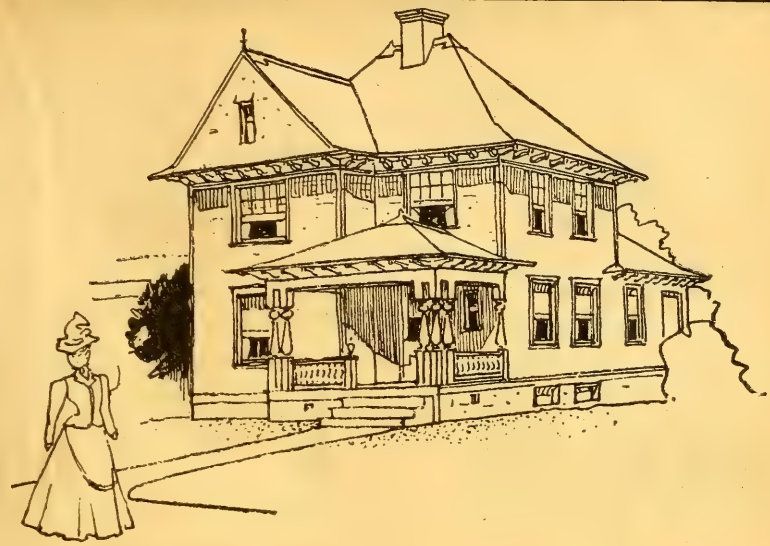
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

HANNIBAL RESIDENCE.—Design 1857M; in frame, $1,698 to $1,890; plans, $15; width over all, 29 ft. 2 in.; story heights, 9 ft. 6 in. (cut down to 5 ft. at roof). Special features: Bath-room on first floor. See page 65.

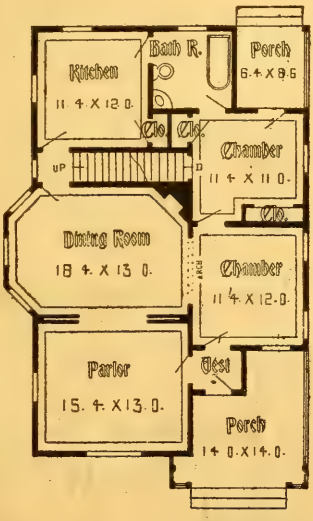


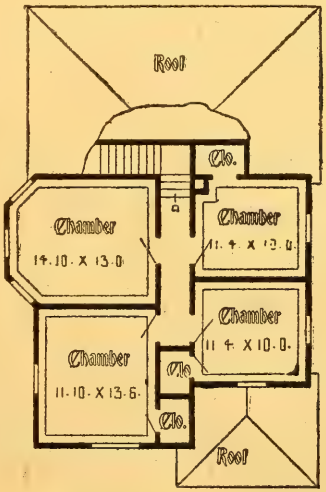
Continued from page 593. And continued on page 589. porch space; with 14x14 ft. kitchen; with 4x6 ft. closet where marked "porch" on side; with extra 14x14 ft. chamber over kitchen; with 4x6 ft. closet; with 4x9 ft. lavatory where marked "deck"; with 9 ft. story heights.

Burea plan No. 3, Park design, same plan with 14x16 ft. parlor and dining-room; with chamber 14x14 ft.; with fire-place and bay; with chamber of same size above; rear vestibule at



DES MOINES RESIDENCE.—Design 1856M; in frame, $1,690 to $1,898; plans, $15; width, 28 ft. 2 in.; story heights, 9 ft. 6 in. in the clear. Special features: Bath on first floor; a very neat exterior; the bracketed cornice looks well when built. See page 65.





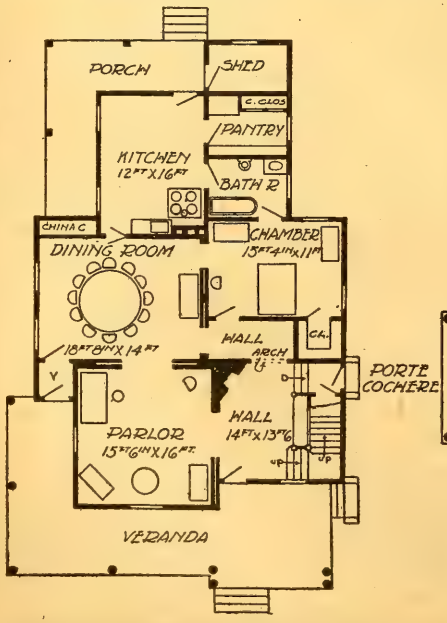
Continued from pages 593 and 588.

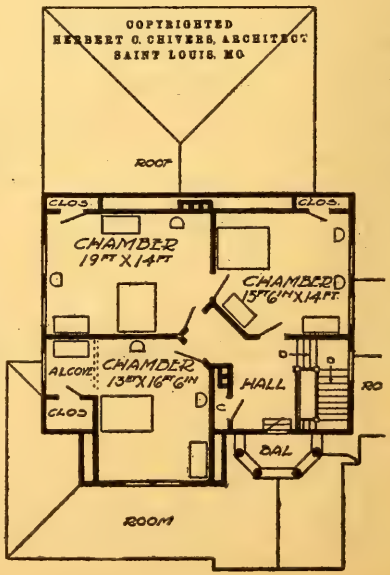
foot of rear stairs; with door into bath-room.

Burea plan No. 4, Sprigg design, same as Burea plan No. 2, with four chambers above; with 14x23 ft. dining-room; with 6x11 ft. serving pantry. See page 65.

FROSTON RESIDENCE.—Hale design 100,043-O; cost, $1,890 to $1,998; plans, $15; story heights, 1st 10 ft., 2d 9 ft. 6 in. (cut down to 6 ft.; special features: Combination side entrance and cellar stairs.

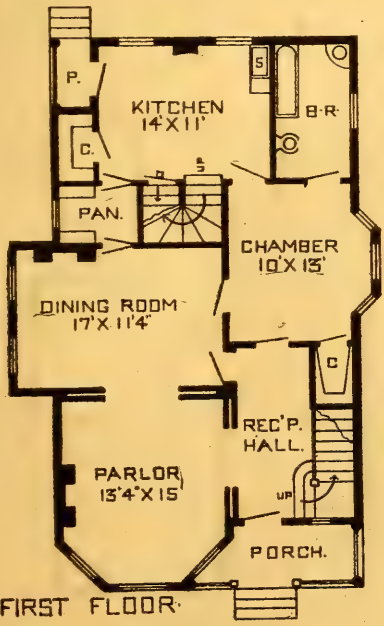
Froston Residence No. 2, Wattles design, same as above, with porte cochere omitted and with separate water closet next to bath-room. See page 65.



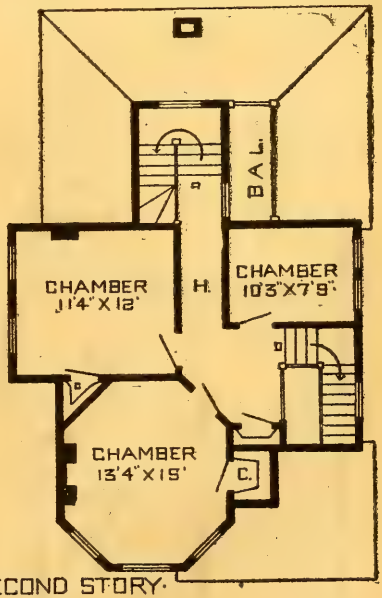


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ELKINS RESIDENCE.—Design 875M; in frame, $1,697 to $1,790; plans, $15; width over all, 30 ft.; story heights; 9 ft. (in the clear). Special features: Plain, simple and practical roof design; bath-room and chamber on first floor. See page 65.

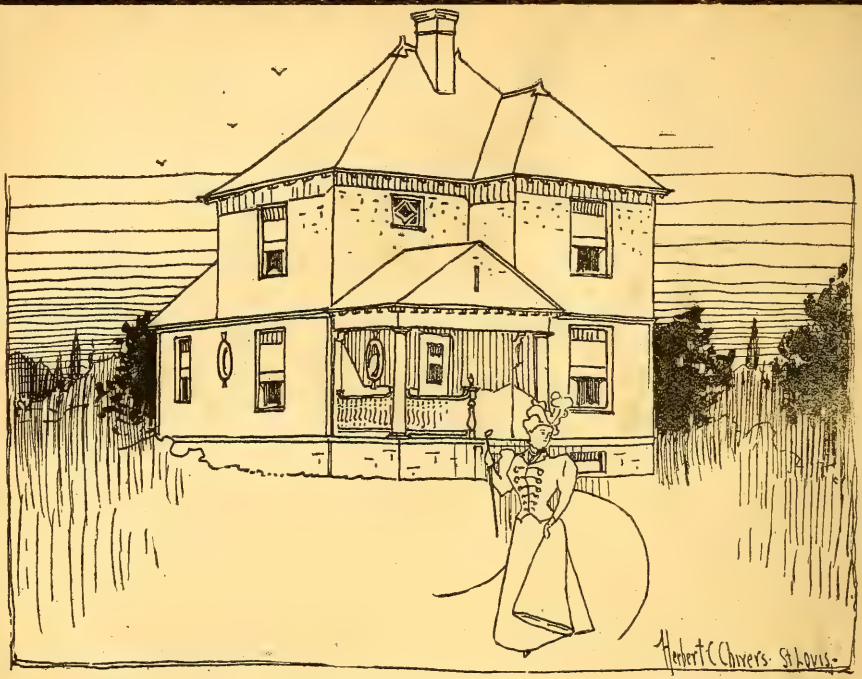


FIRST FLOOR

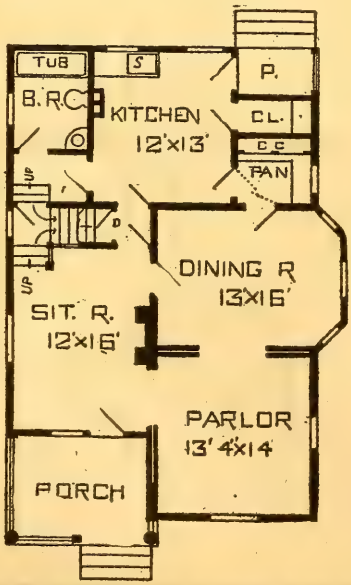


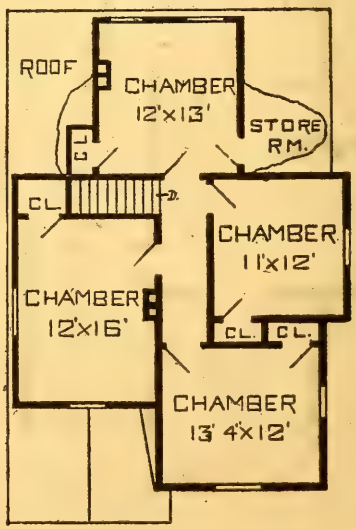
SECOND STORY

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



PLAINFIELD RESIDENCE.—Design 1010M; in frame, $1,480 to $1,790; plans, $15; width over all, 26 ft. 6 in.; story heights, 9 ft.; special features: Combination stairs; bath on first floor, with pipes next to chimney and sink near by. See page 65.



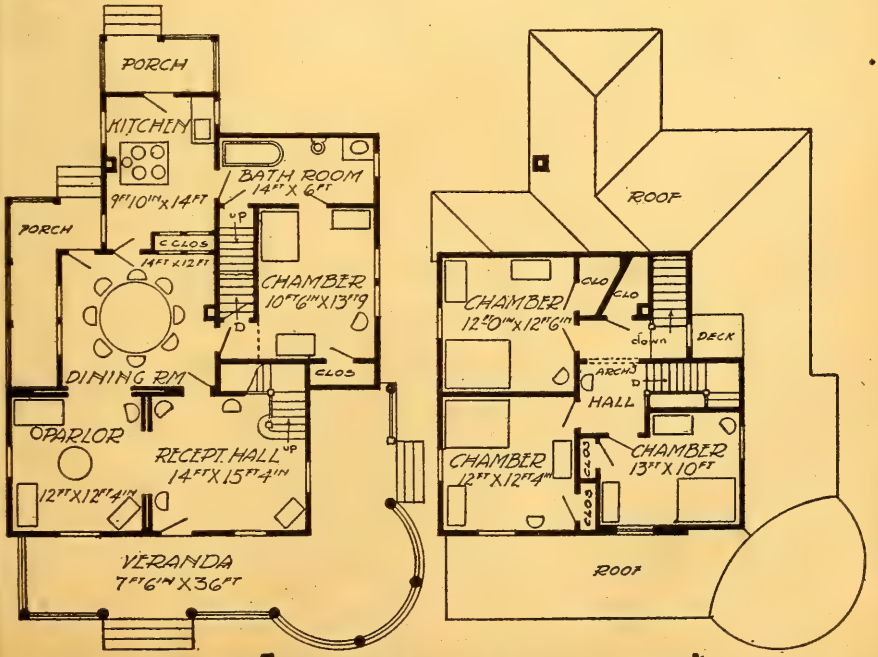


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

BUREA RESIDENCE.—Design 100,058-O; cost, $1,662 to $1,992; plans, $15; story heights, 9 ft.; cellar, 7 ft.; width, 34 ft.; special features: Down stairs chamber.

Burea plan No. 2, Doncastle design, same as "Burea", with 12x18 ft. dining-room extending out to present side

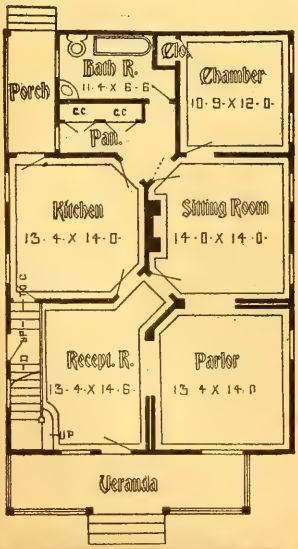
Continued on pages 588 and 589.

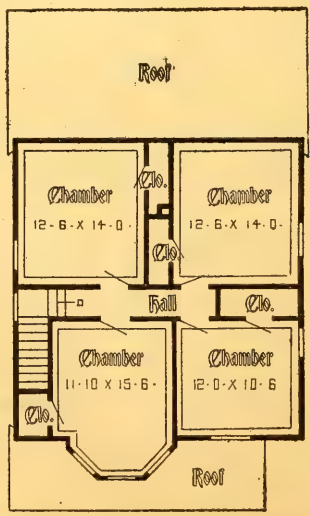


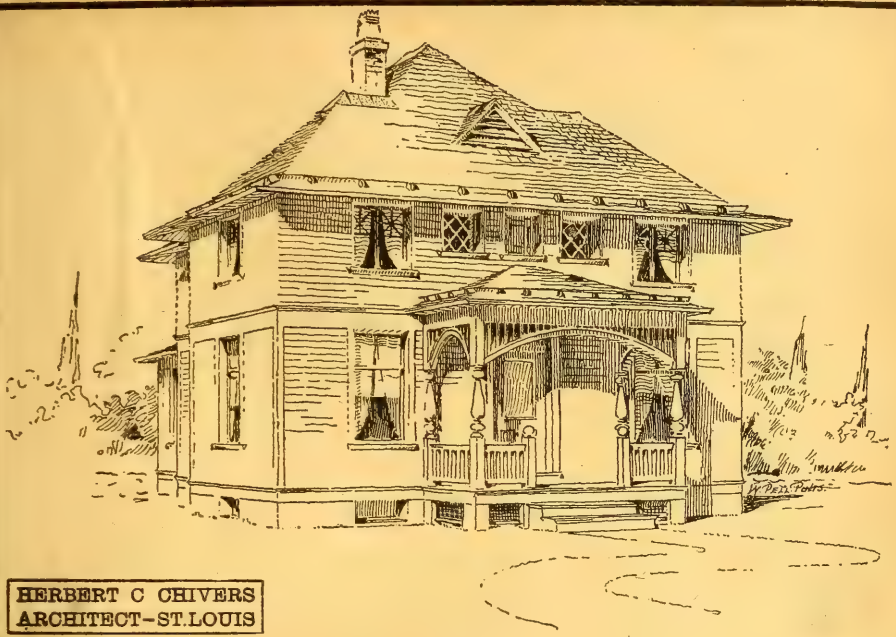
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

SIERRA RESIDENCE.—Design 9901M; in frame, $1,780 to $1.920; plans, $15; width, 28 ft. by 42 ft.; story heights, 9 ft. 6 in. and 8 ft. in the clear; special features: Bath on first floor; novel, but convenient back hall arrangement; large fire-place in sitting-room.

SIERRA plan No. 2, Cook design, same as above, but more attractive front; with sitting-room as dining-room; with back chamber as 14x13 ft. kitchen; with 7x9 ft. pantry where bath now is; with 5x9 bath where pantry now is; with porch extending across rear; with two front chambers, 10 x 16 and 13 x 12 ft.; back chamber 13 x 17 ft. with balcony to front chamber; with 9 ft. 6 in. & 9 ft. full story heights. See page 65.

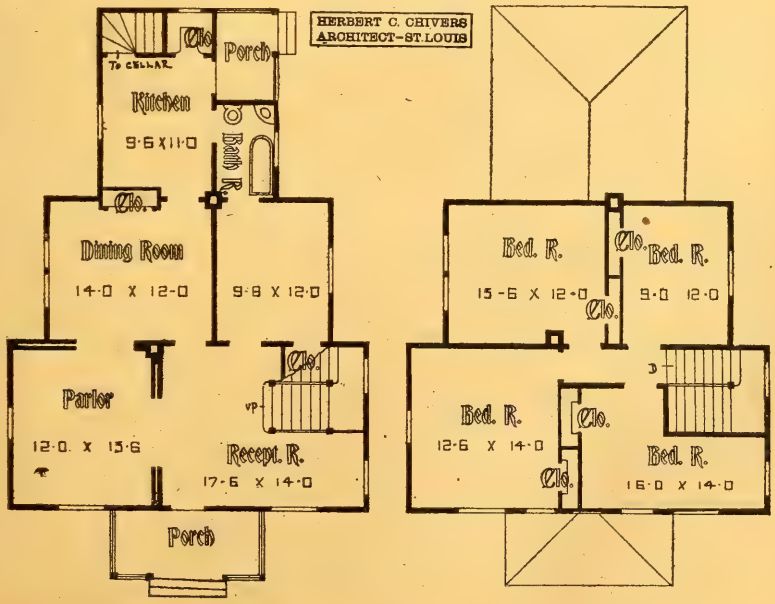




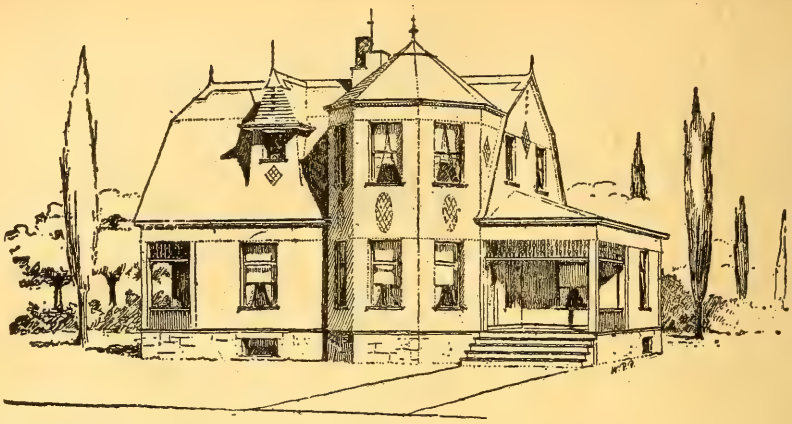


HERBERT C CHIVERS
ARCHITECT-ST.LOUIS

HELWEGSDALE COTTAGE.—Design 9077M; in frame, $1,199 to $1,380; plans, $10; width over all, 31 ft. 6 in.; story heights, 9 ft. 6 in. See page 65.

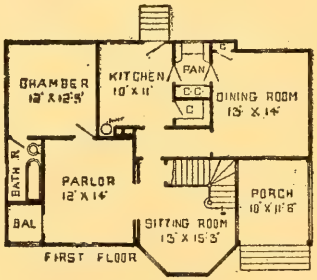


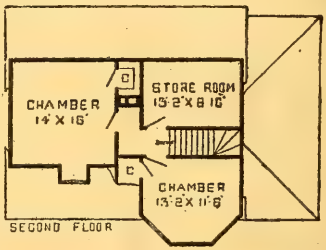
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

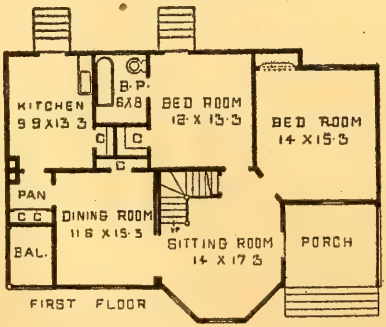


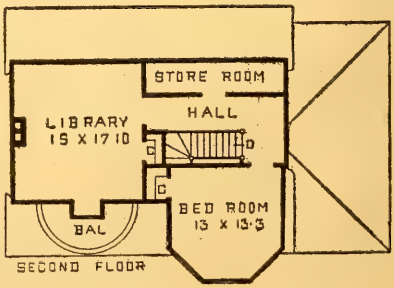
MOSCOW COTTAGE.—Design 1553-O; in frame, plan No. 1, $1,298 to $1,499; plans, $10; width over all, 45 ft. 6 in.; story heights, 9 ft. 6 in.; full story in tower. Special features: Plain, well-proportioned exterior; easy to build; free from "gingerbread" and excessive ornamentation.

Moscow No. 4, Gage design, same as above, with rear stair where marked "C" next to pantry; with closet to rear chamber; with rear stairs landing in store room. See pages 597 and 65.



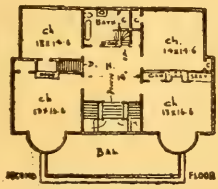


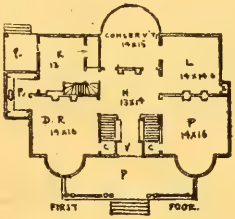


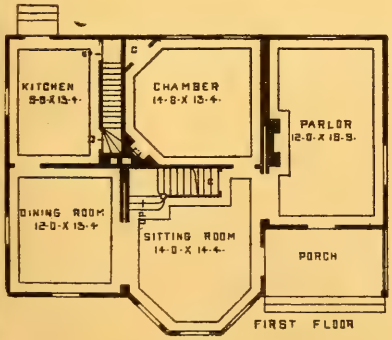


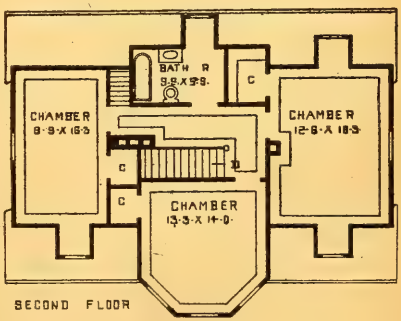
MOSCOW.—Plan No. 2; cost, $1,200 to $1,500; plans $10.

MINGO RESIDENCE.—Design 855M; in frame, $2,500 to $2,680; plans, $25; width, 44 ft. by 32 ft.; width over all, 48 ft.; story heights, 10 ft. Special features: Semi-circular bay windows in front; conservatory at rear of hall; size, 14x15 ft., with fire-place between. See page 65.



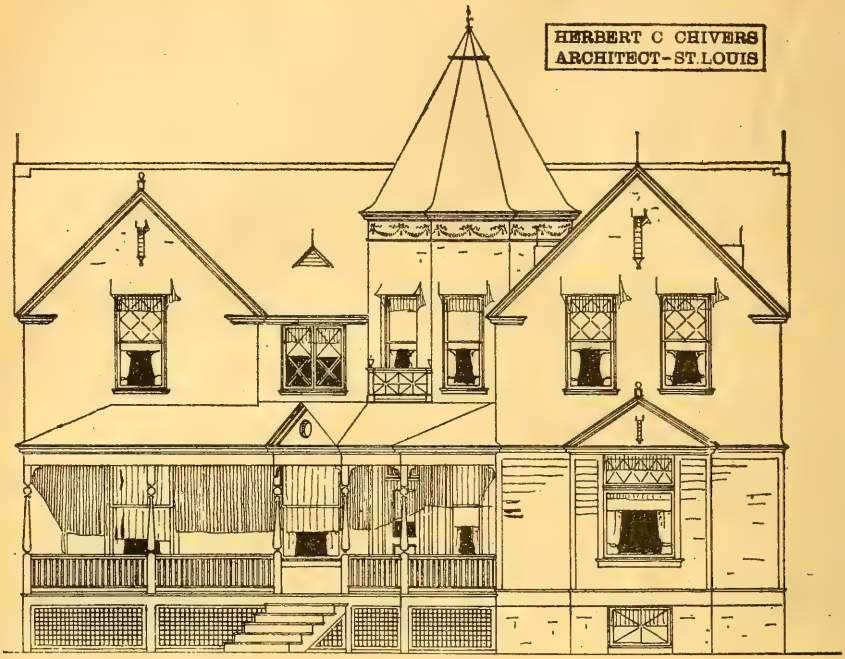




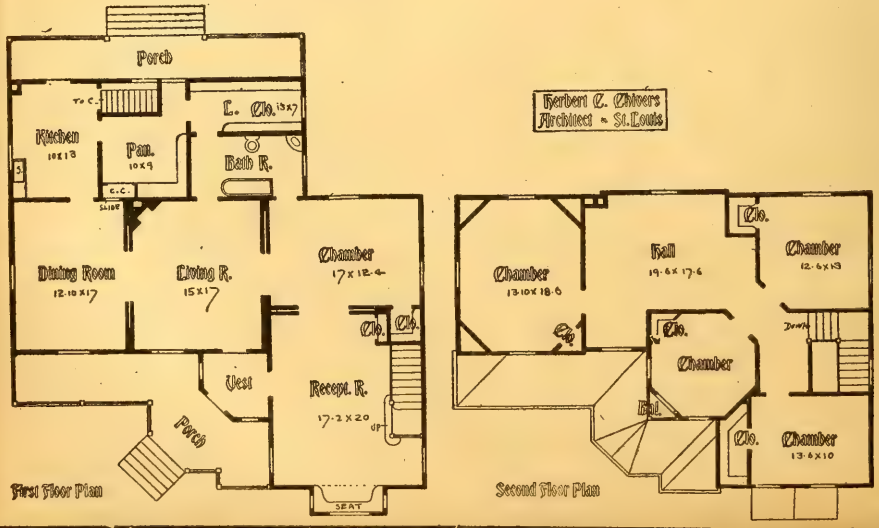


MOSCOW.—Plan No. 3; cost, $1,300 to $1,600; plans, $15. See pages 596 and 65.

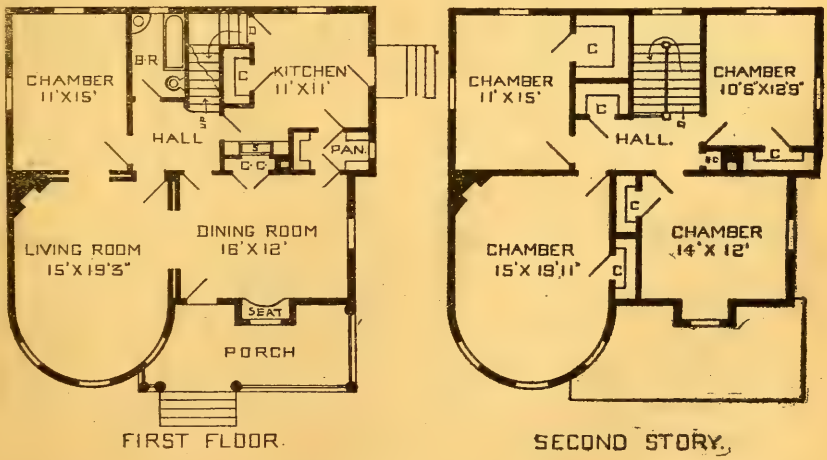
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



DELPHOS RESIDENCE. — Design 6008-O; in frame, $1,900 to $2,500; plans, $20; width, 21 ft. by 47 ft. 8 in. (full story at tower); story heights, 10 ft. and 8 ft.; special features: Convenient bath-room, linen closet and pantry arrangement. Modifications: Bath-room and linen closet space can be used as 13x13 ft. room, with bath-room in waste hall space above. See page 65.

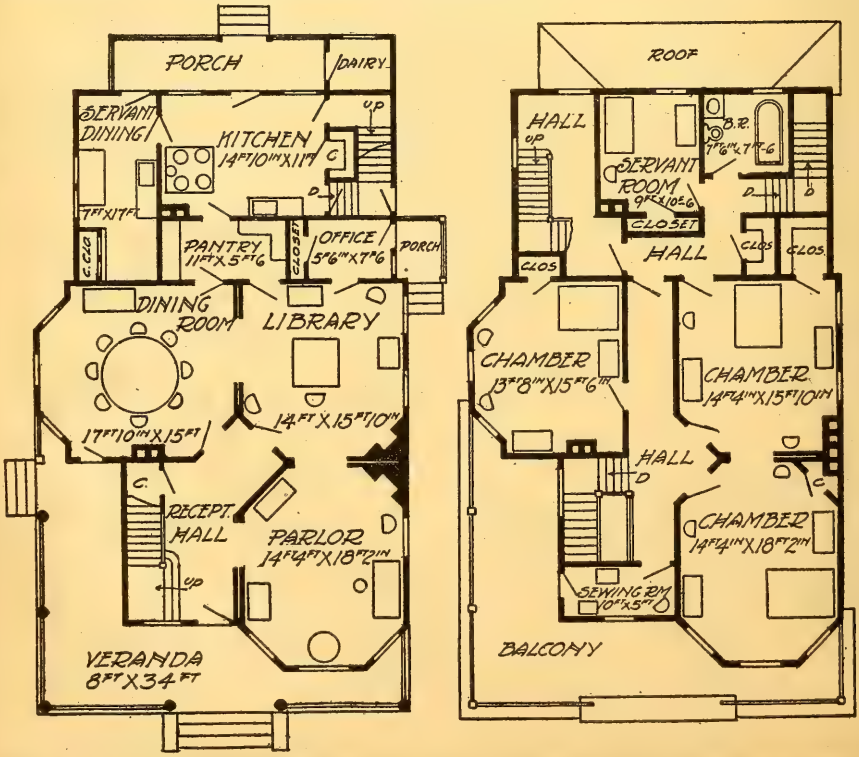


DUXBURY RESIDENCE.—Design 879M; in frame, $1900 to $2,200; plans, $15; width over all, 33 ft.; story heights, 9 ft. 6 in. Special features: Bath-room on first floor. The working plans show a neat, well-balanced exterior. Modifications: Dining-room could be made 12x12 ft., allowing 4 ft. hall back to rear hall. See page 65.



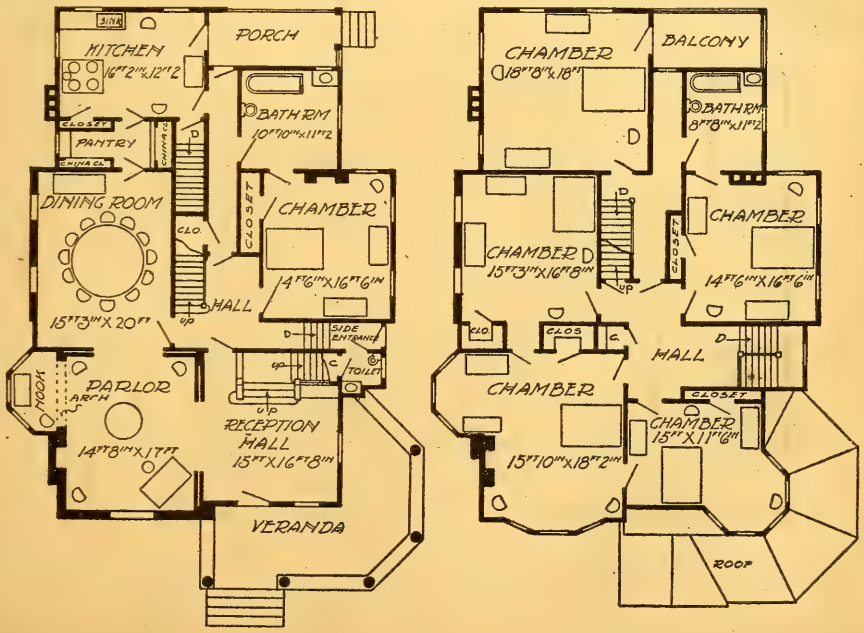
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

MONKTON —Des. 100,052-O; cost, $2,498 to $2,892; plans, $20; story heights, 1st 9 ft. 6 in., 2d 9 ft.; cellar, 7 ft. See Woodbine residence. Suitable for a physician's office. See page 65.

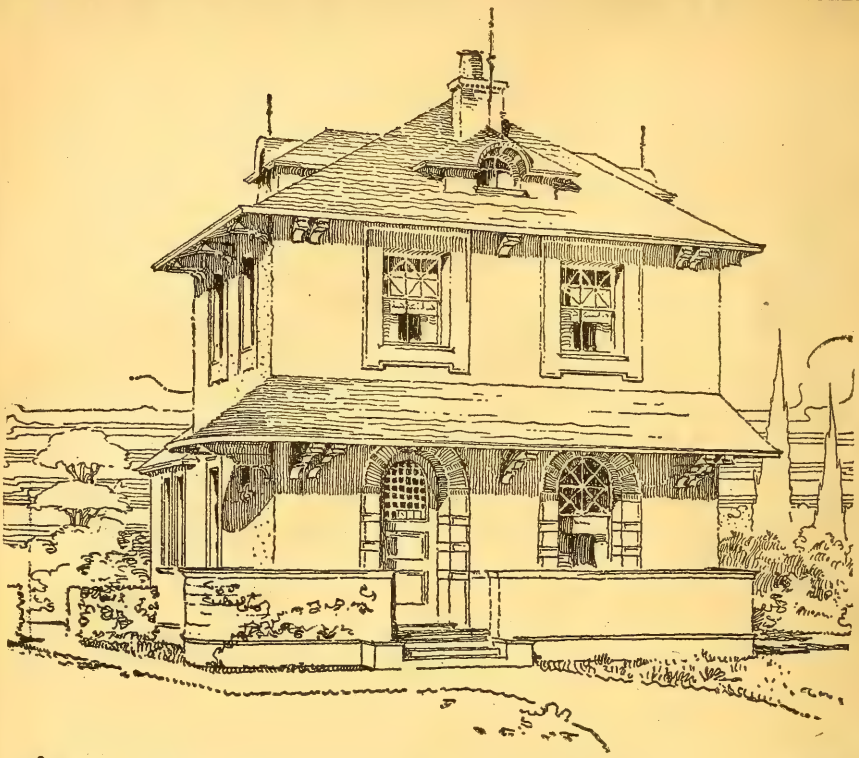


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

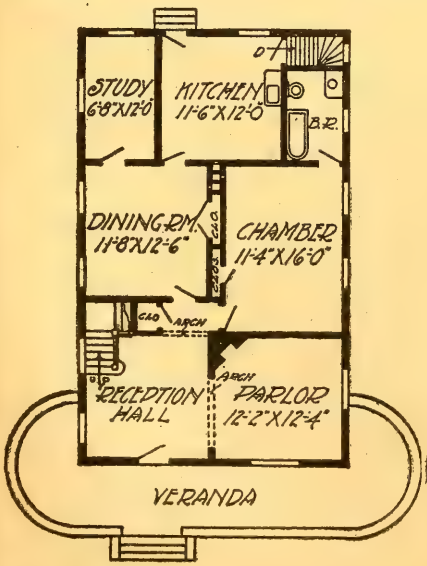
PALEROMA RESIDENCE.—Design 100,047-O; width, 42ft.; cost, $3,598 to $3,989; plans, $40; story heights, 1st 10 ft.; 2d 9 ft. 6 in.; cellar. See page 65.

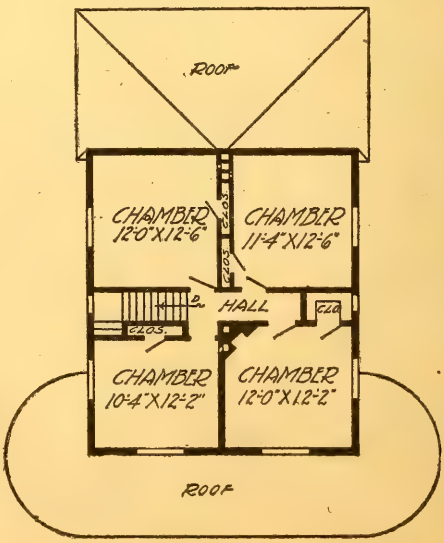


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



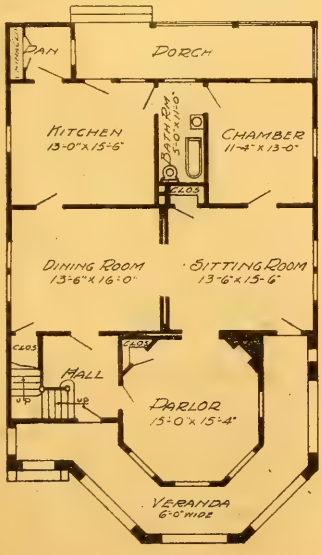
Design 11,949M; cost, $1,299 to $1,484; size, 26 ft. by 42 ft.; special features: Compact arrangement; bath-room on first floor; study back of dining-room. Plans $12. See page 65.

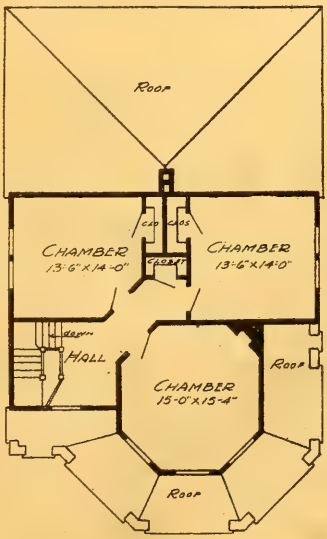




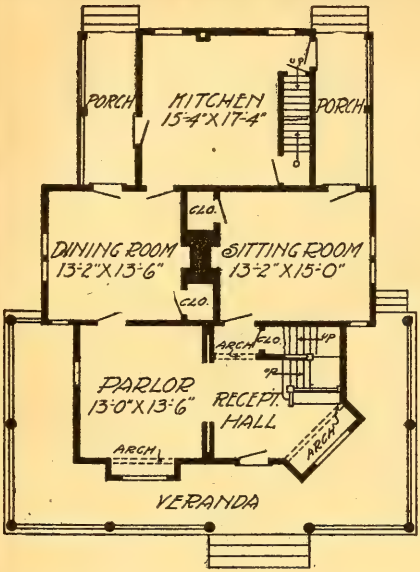
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

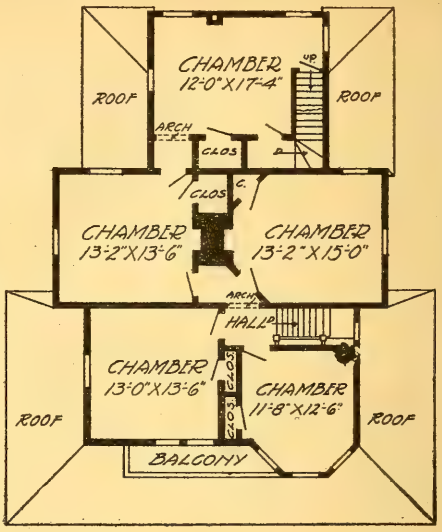
TILDEN RESIDENCE.—Design 361M; in frame, $1,698 to $1,780; plans, $15; width over all, 31 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in.; full story; special features: Octagon parlor and shingle porch. See page 65.

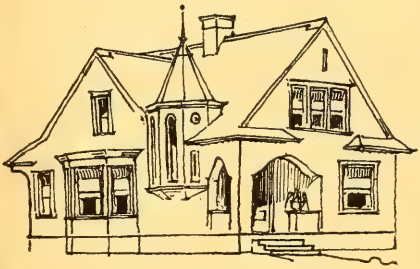




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

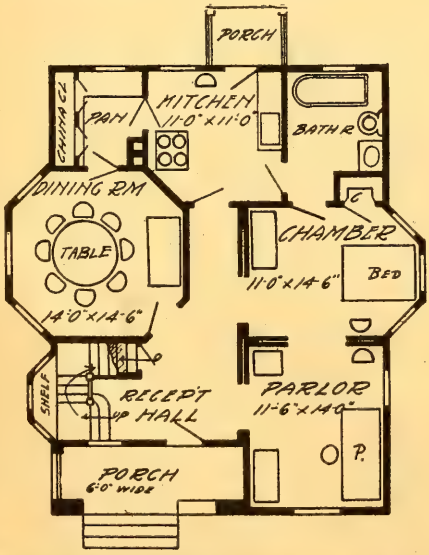


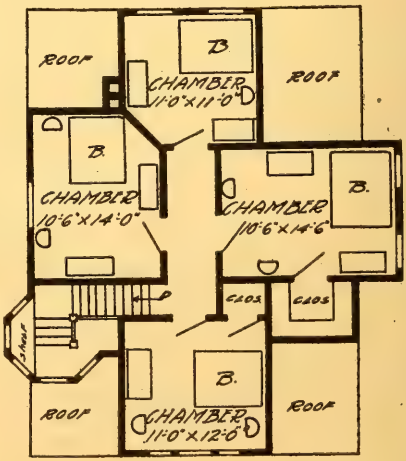


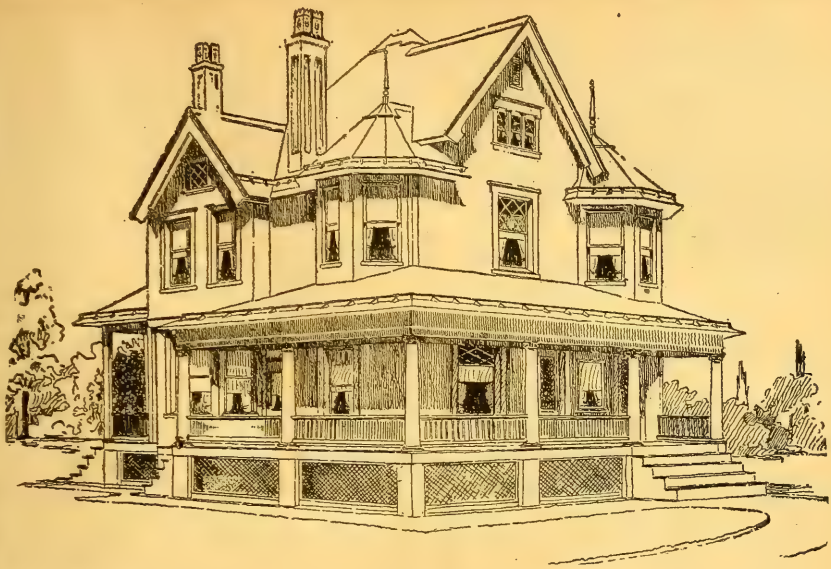


VOLGA RESIDENCE.—Design 69-O; cost, $2,390; plans $20; similar exterior to Edgefiield residence on page 605.

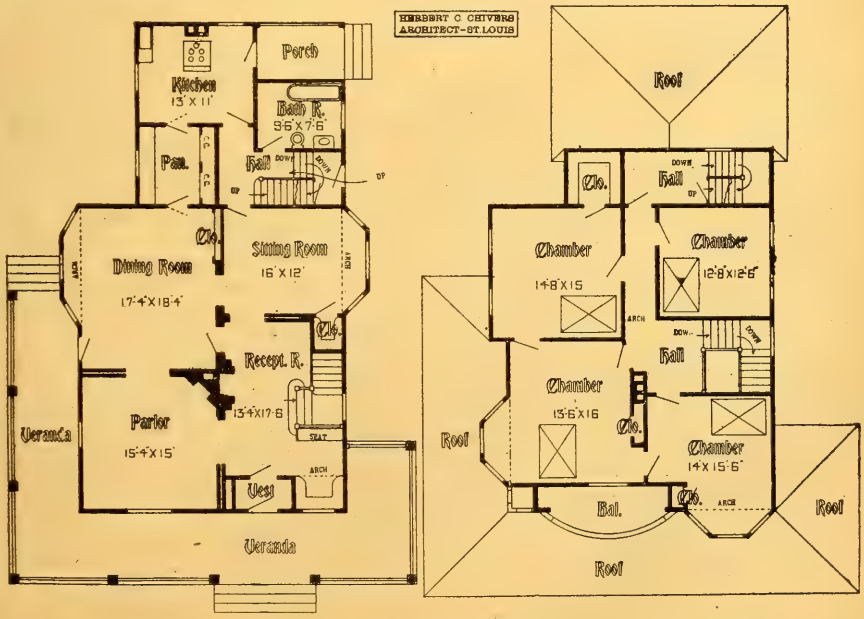
CANTINE COTTAGE.–Design 1214M; size, 28 ft. 6 in. by 38 ft.; cost $1684 to $2,092; plans $15; special features: Large convenient bath-room; octagon dining-room. See page 65.

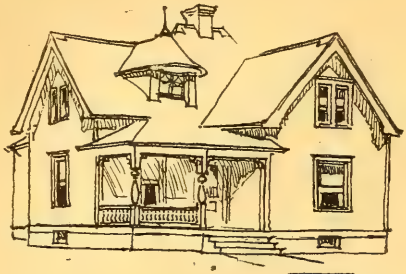




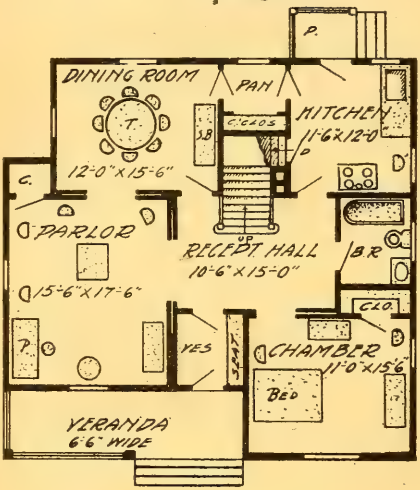


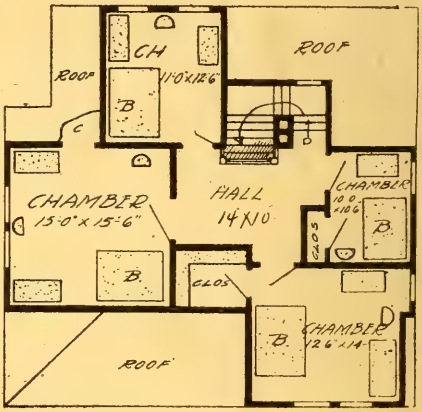
EDGEFIELD COTTAGE.—Design 190,199-O; in frame, $2,690 to $2,899; plans, $20; width, 30 ft. 4 in.; width over all, 45 ft.: story heights, 10 ft. and 9 ft. 4 in.; special features: Wide veranda; combination inside-and-outside cellar stairs, large bath-room and pantry; brick fire-place in reception hall. See index for Edgefield plans revised. See page 65.

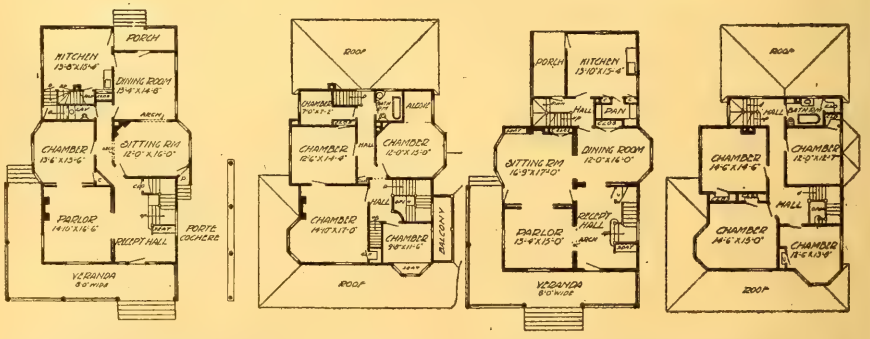




Wawaka COTTAGE.—Design 12-24M; size 31 ft. 6 in. by 29 ft. 6 in.; cost $1,499 to $1,599; plans $10. See page 65.



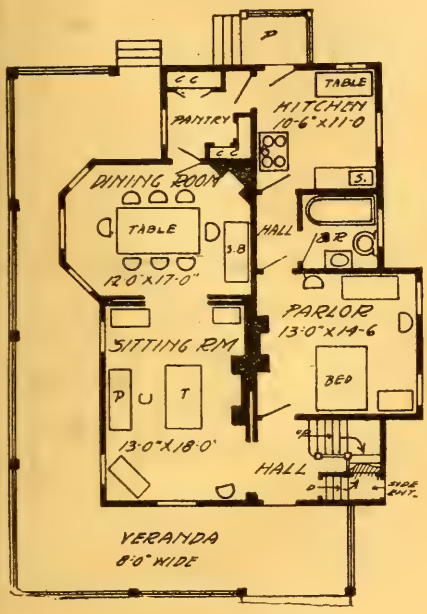


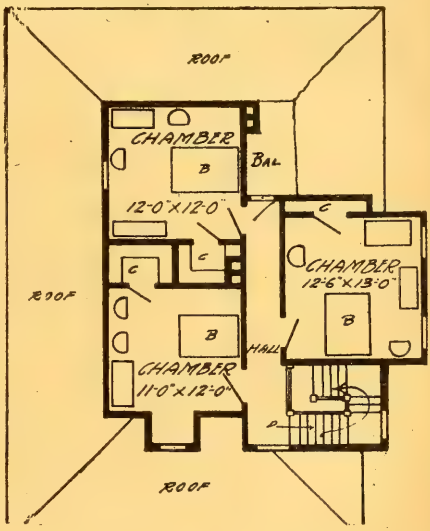


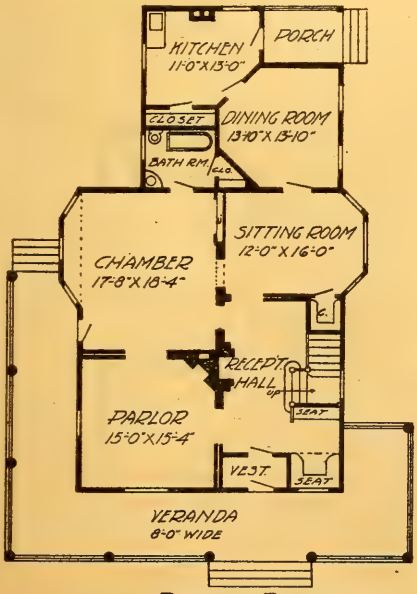
OHARA RESIDENCE. — Design 36-O; cost, $2,700 to $2,900; size 29 ft. 8 in. by 34 ft. 5 in.; story heights, 10 ft. and 9 ft. 4 in. Special features: Porte-cochere lavatory under stairs and side entrance. Plans $20. See design on page 605. See page 65.

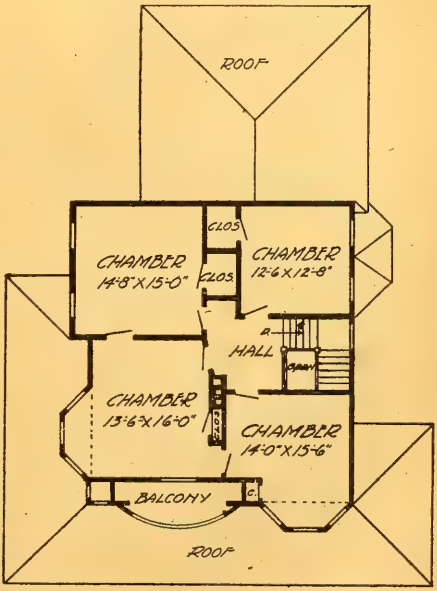
LANCELL RESIDENCE. — Design 37-O; cost $2.344 to $2 598; size 29 ft. 8 in. by 52 ft.; story heights, 10 ft. and 9 ft. 4 in.; plans $20. See design of Edgefield Cottage on page 605. See page 65.

TIOSA COTTAGE.—Design 1203M; size, 30x41 ft.; cost, $1,799 to $1,998; plans, $20. See page 65.





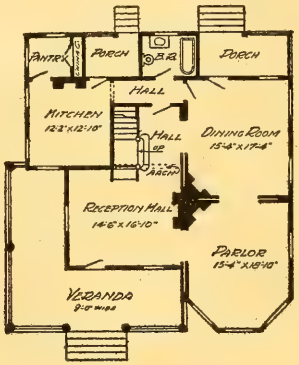


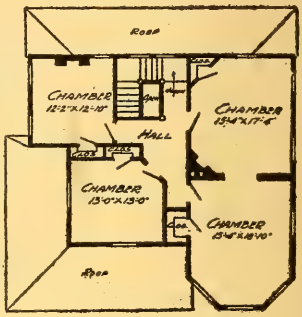


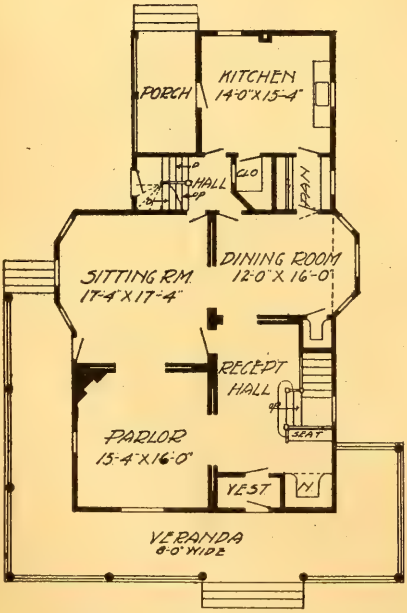
BESWICK RESIDENCE. Description on page 585.

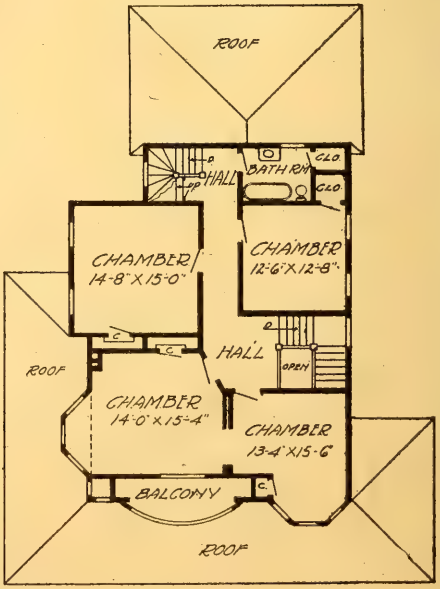
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

HALLTOWN RESIDENCE. — Design 9112-O; in frame, $1,798 to $2,290; plans, $10; width, 33 ft. 6 in. by 44 ft.; width over all, 37 ft. 6 in.; story heights, 10 ft. 6 in. and 10 ft. in the clear. See page 65.

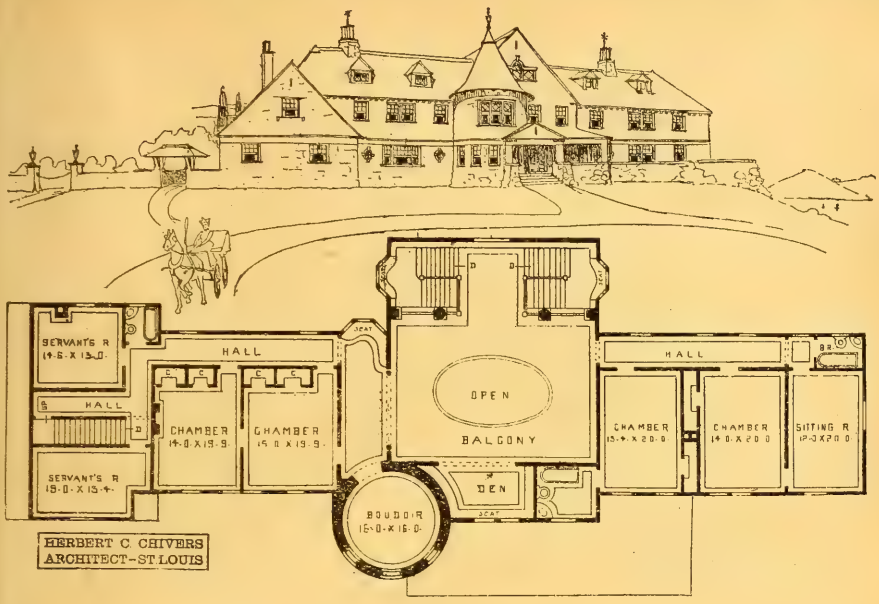




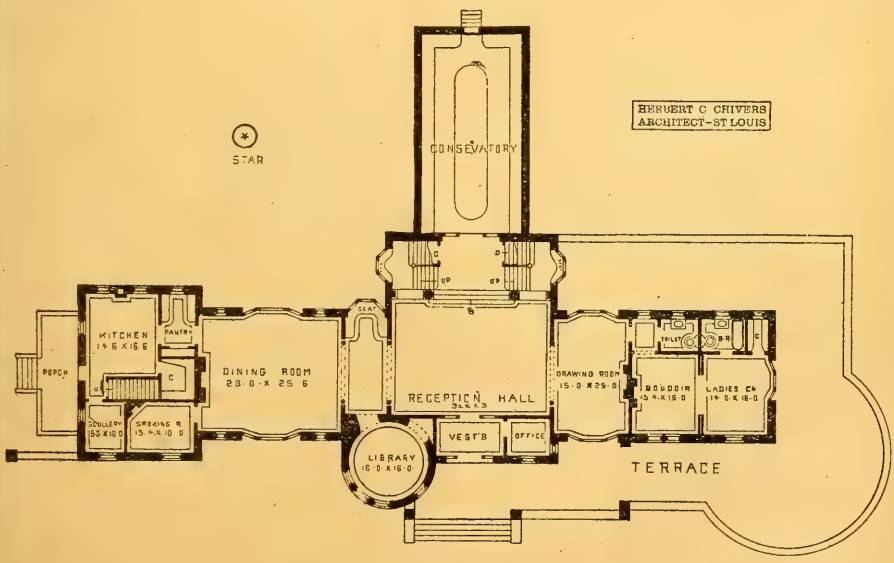




ESTELLA RESIDENCE. See description on pages 645. 647 and 668.

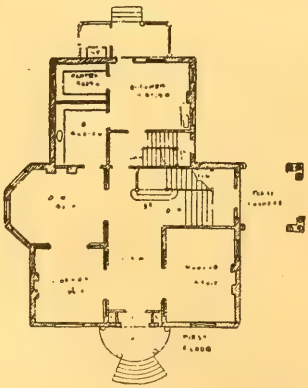


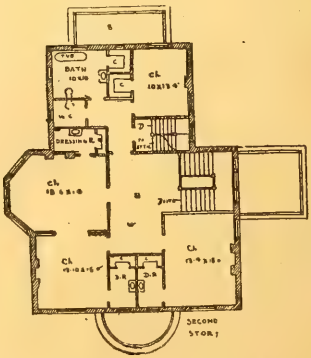
DOUTY.—Design 50M; English country home; cost, $4,590 to $5,680. Plans; $100, with any changes.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

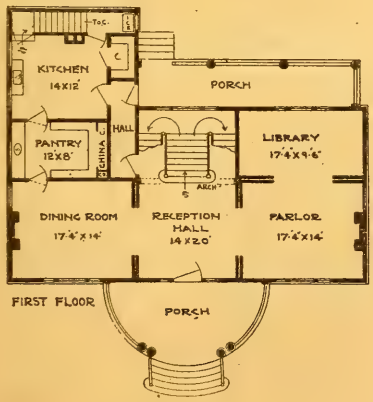
BROOKLYN RESIDENCE.—Design 905M; in frame, $5,998 to $6,450; in brick, $5,980; plans, $50; story heights, 10 ft. all rooms average 13 ft. 4 in. by 15 ft. in size. See page 65.



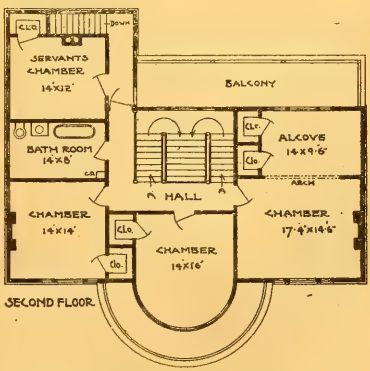


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

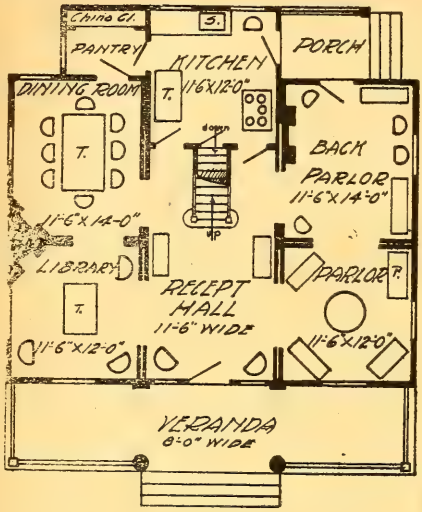
PINCKNEYVILLE RESIDENCE.—Design 4228-O: in frame, $3,290 to $4,450; plans, $30; width over all, 51 ft. 8 in; story heights, 10 ft. Special features: Large reception room, imposing stairs, large pantry, large rear porch. See page 65, also 629 and 630 for description to Pinckneyville plan No. 2 and No. 3.

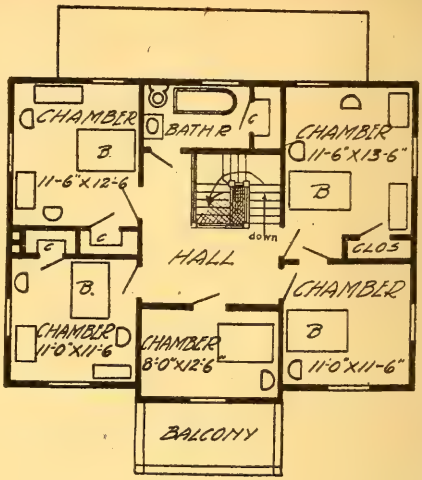


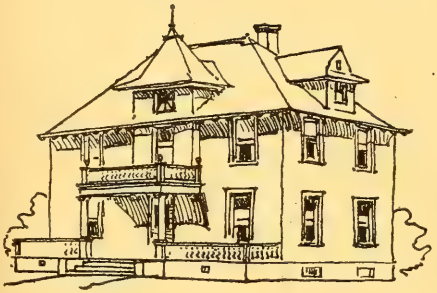
FIRST FLOOR



SECOND FLOOR

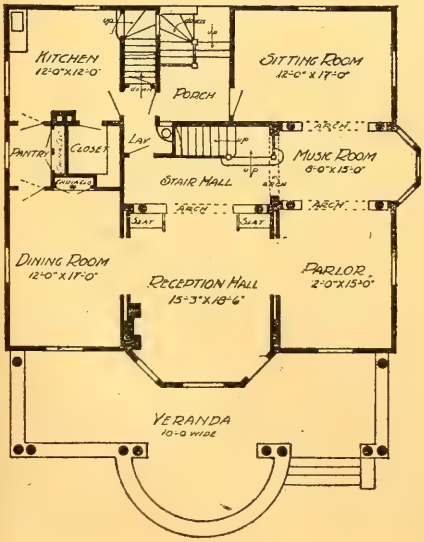


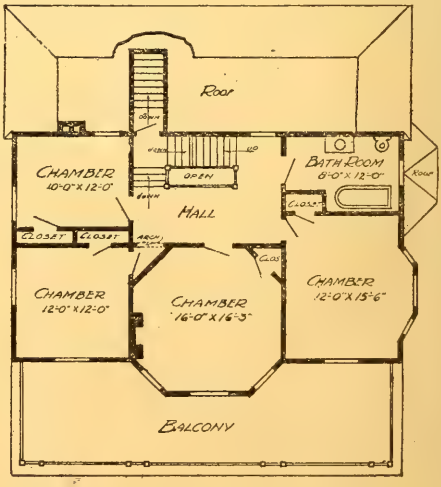




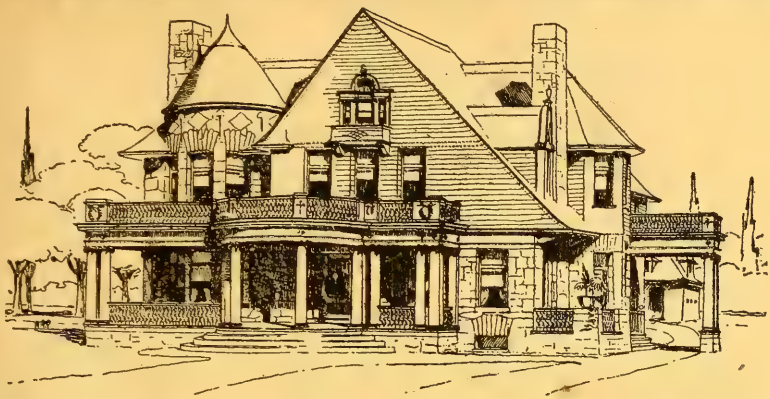
COLLURN COTTAGE. — Design 1222M; size, 37x28 ft.; cost, $1,199 to $2,294. See page 65.

GOWANDA RESIDENCE.—Design 46M; cost, $3,400 to $4,250; size, 45 ft. by 40 ft. Practically the same design as on page 620. See page 65.





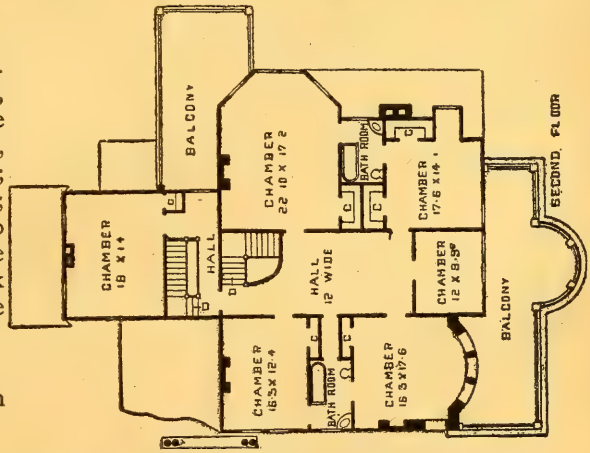
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

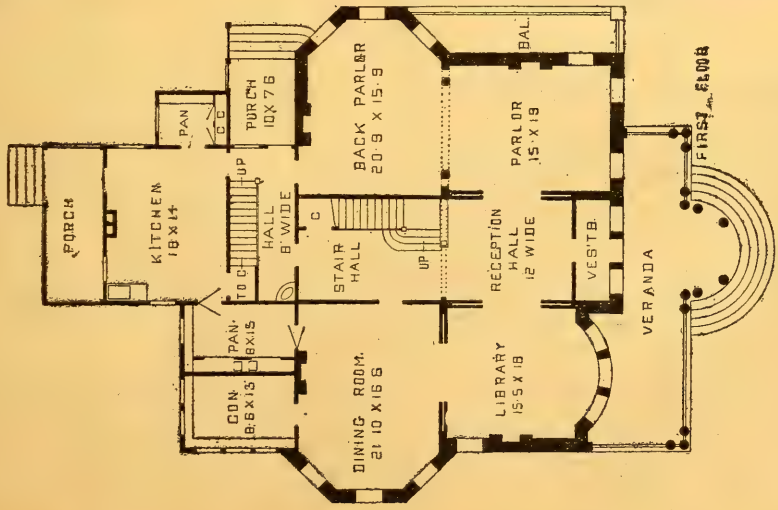


COLUMBUS RESIDENCE.

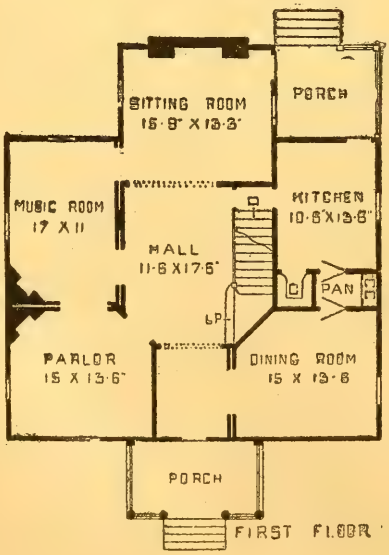
Design 4226-O; in frame, $3500 to $4500; with stone first story, $5,200; plans, $60; width, 47 ft. 5 in.; width over all, 56 ft. 7 in.; story heights, 11 ft. and 10 ft. Special features: Large rooms, conservatory back of dining-room. See page 65.

Columbus res. No. 2 on page 628.

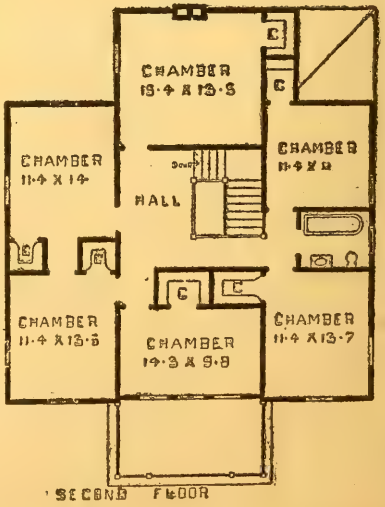




DEVON RESIDENCE.—Design 1064M; in frame, $2,690 to $2,898; plans, $25; width, 38 ft, 11 in. by 32 ft. 6 in.; story heights, 9 ft. 6in. Special features: All rooms open into a large central hall; large fire-place in sitting-room. See page 65.

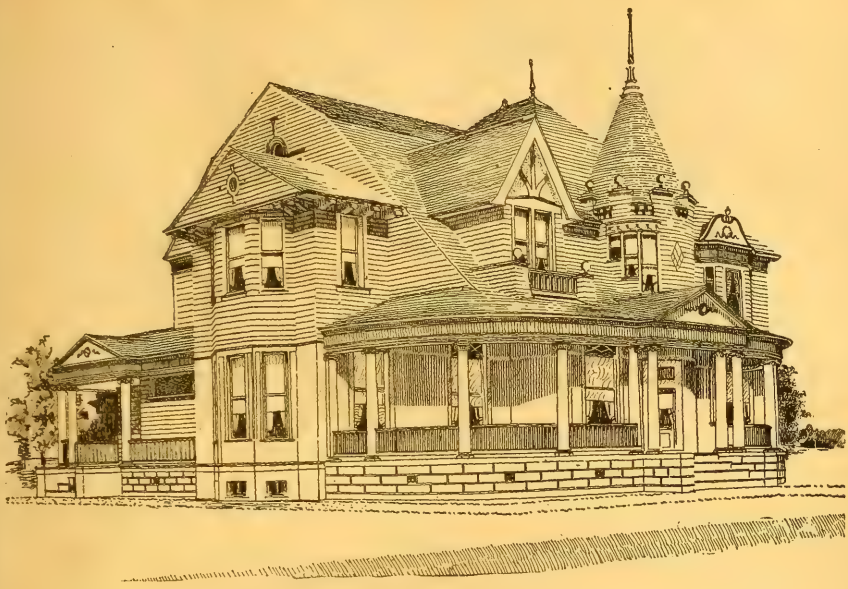


FIRST FLOOR

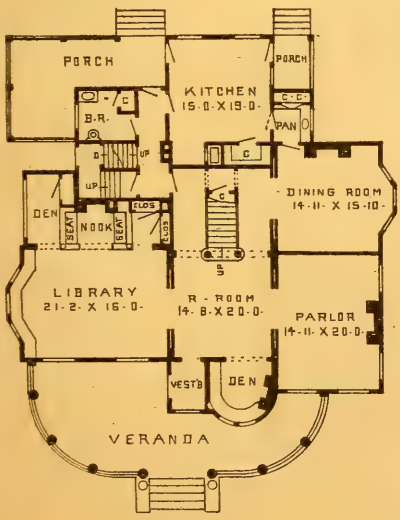


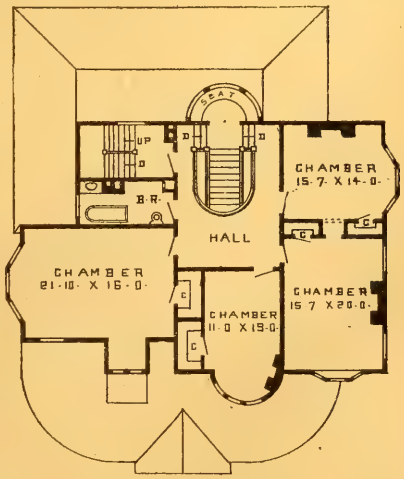
SECOND FLOOR

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

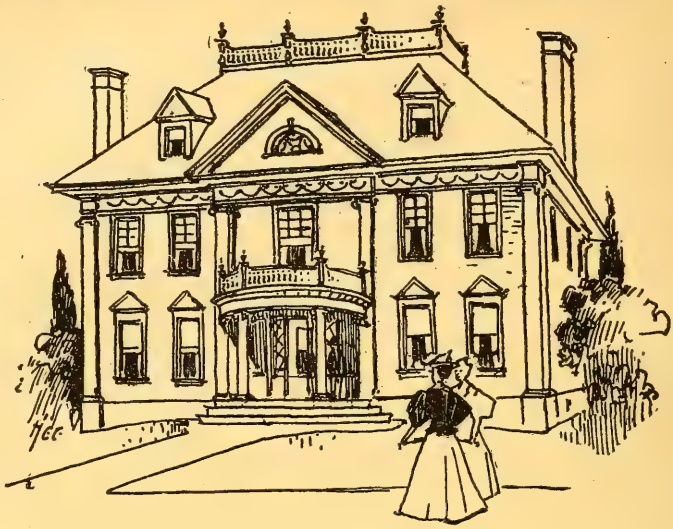


WAUSON COTTAGE.—Design 58M; cost, $3,590 to $3,998; plans, $30. Special features; Cement floor to veranda, attractive library with panelled ceiling and nook and very attractive exterior appearance. See page 65.

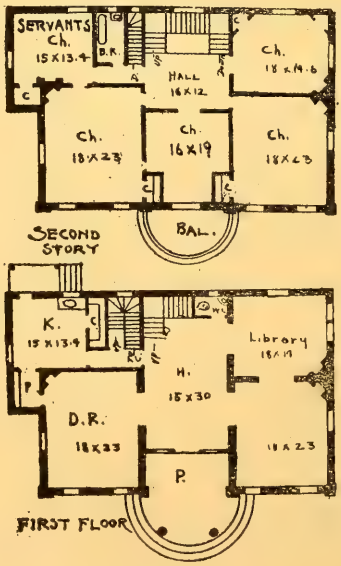


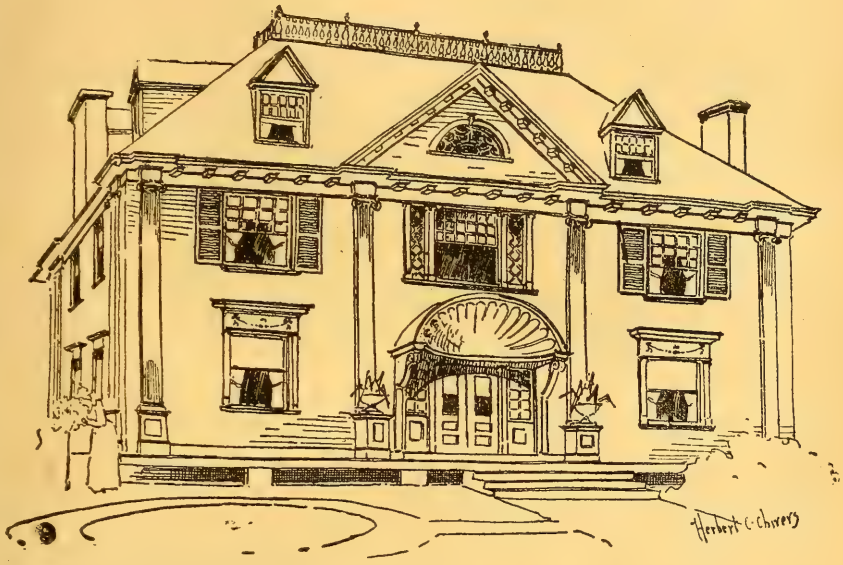


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

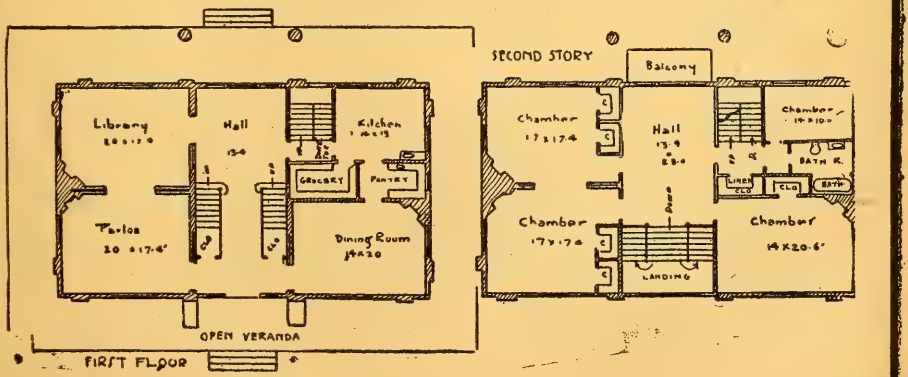


PALO RESIDENCE.—Design 903M; in frame, $3,550 to $3,990; plans, $30; story heights, 10 ft. Special features: Semi-circular colonial porch; the sizes of rooms are: Parlor, 17x23 ft.; library, 17x14 ft.; dining-room, 17x23 ft.; kitchen, 15x13 ft.; hall, 15x30 ft. See page 65.



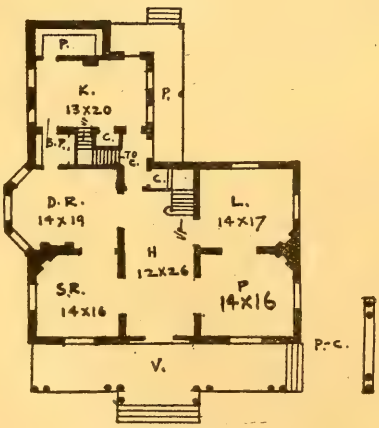


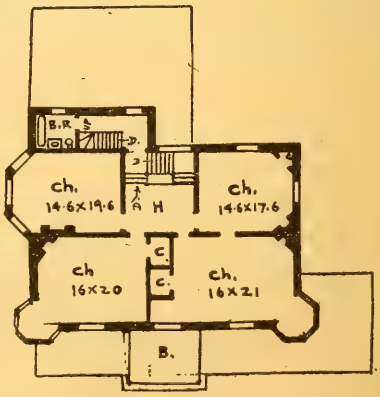
VIRGINIA RESIDENCE.—Design 856M; in frame, $3.490 to $3,960; plans, $25; width, 56 ft. 4 in. by 35 ft.; width over all, 70 ft.; story heights, 11 ft. Special features: Porte-cochere in rear, stairs do not crowd back of hall, parlor, 20 ft. by 17 ft.; library, 20x17 ft.; dining-room, 20x14 ft.; kiitchen 14x13 ft. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

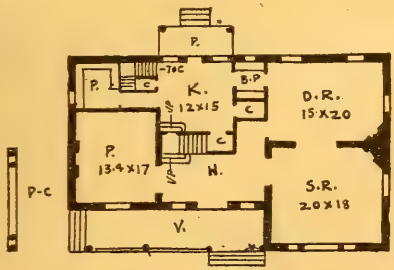
MANHATTAN RESIDENCE.—Design 848M; in frame, $3,500 to $4,500; plans, $35; width, 43 ft.; width over all, 55 ft.; story heights; 10 ft. Special features: Wide veranda, large rooms, and a design which would look well on a large estate. See page 65.

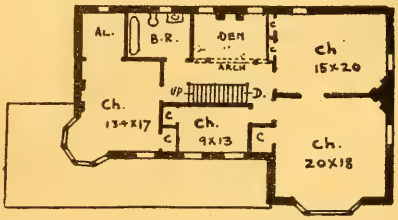


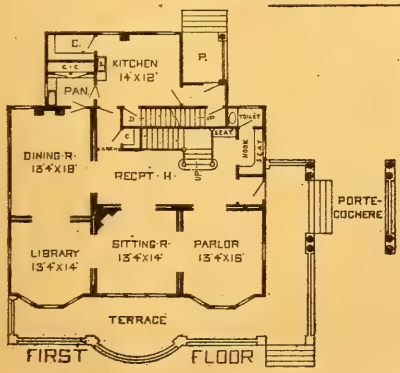


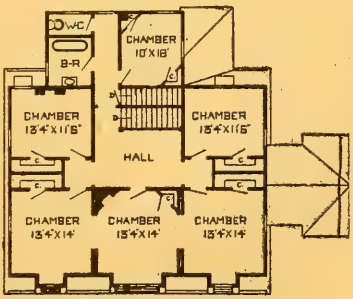
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

SAVANNAH RESIDENCE.—Design 848M; in frame, $3,490 to $3,998; plans, $35; width, 53 ft. 4 in. by 34 ft. 6 in.; width over all, 65 ft.; story heights. 10 ft. Special features: Wide imposing frontage; large rooms, sizes as follows: Parlor, 13 ft. 4 in. by 17 ft.; sitting-room, 20x18 ft. dining-room, 15x20 ft. This house would look well on a large estate. See page 65.



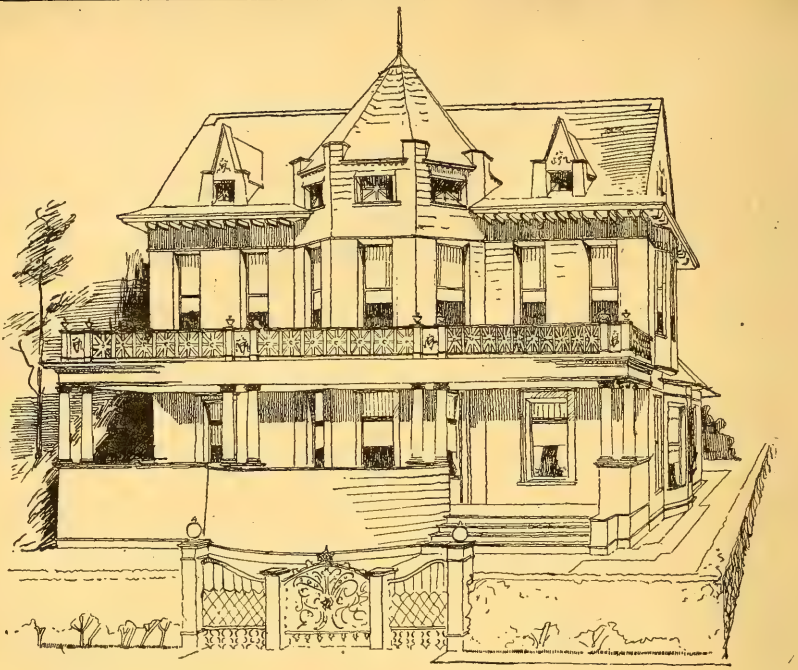




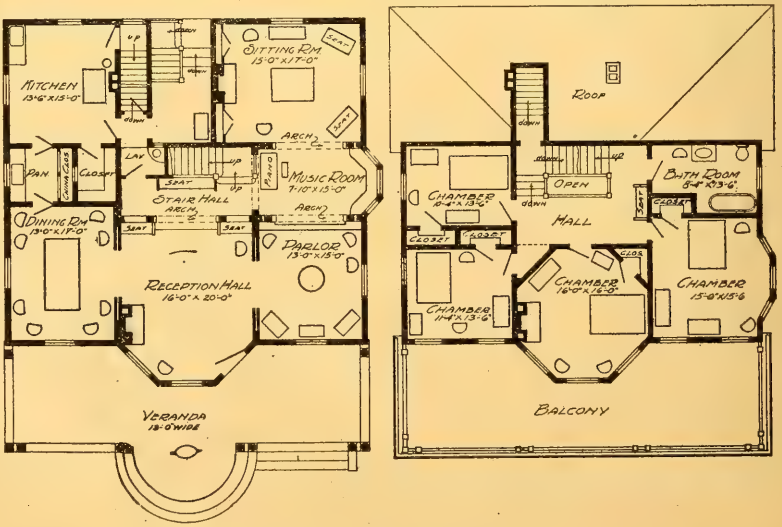


Design to this plan on page 621.

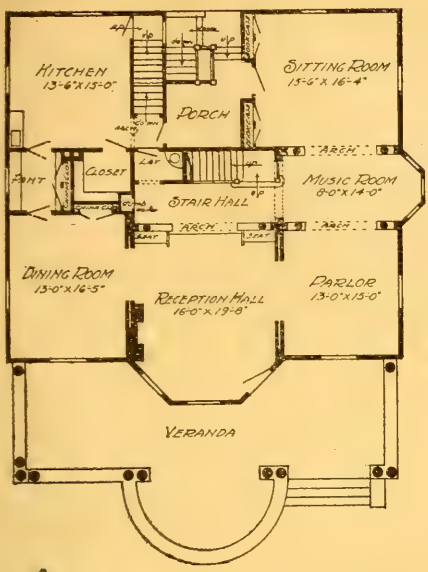
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

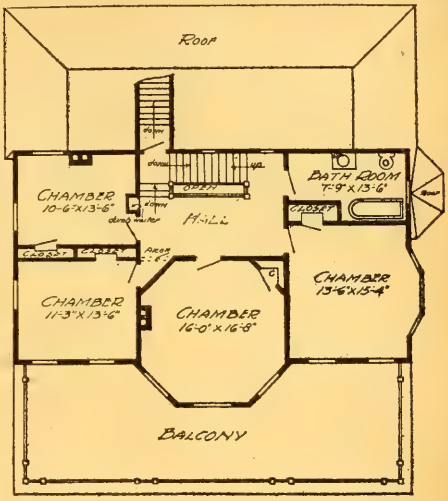


HUTCHINSON Residence.—Design 8999-O; in frame, $3,500 to $4,500; plans, $30; width, 44 ft. 4 in. by 40 ft. 2 in.; story heights, 10 ft. and 9 ft. 6 in. Special features: Wide imposing frontage; flower terrace in front; large reception hall; fine arch effect in hall and parlor. Modifications: See index for Hutchinson plan reversed. See page 65.



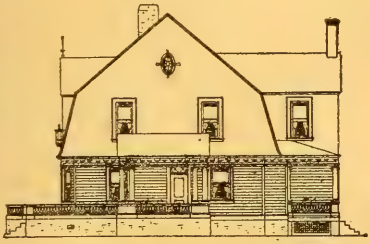
See floor plan on page 612.

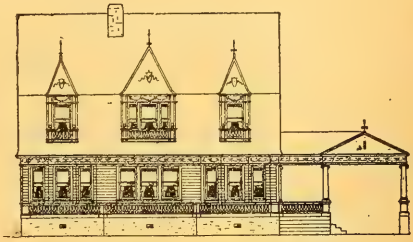




CHERVELAH RESIDENCE.—Design 44-O; cost in frame, $3,500 to $4,500; size, 42 ft. 3 in. by 42 ft.; story heights, 10 ft.; plans, $30. See rough outline on page 620. & 65.

Chervelah Res. No. 2, Olcott design, same as Chervelar, with 3x13 octogon bay to dining room, with sliding door between music room and parlor, with fire-place in sitting room used as chamber with door between stairs, hall and music room.

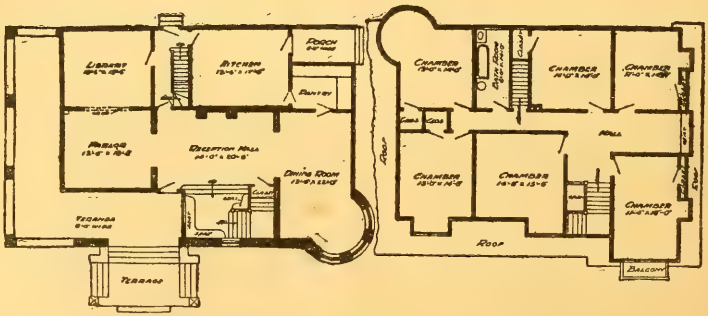




LULU RESIDENCE.—Design 4360M; in frame, $3,800 to $4,560; plans, $25; width, 30 ft.; story heights, 10 ft. and 9 ft. 6 in. Special features: Three rooms abreast in front, vestibule entrance at side, with large reception hall, nook with seats and toilet room adjoining; separate w. c. on second floor. See page 65.

See floor plans on page 619.

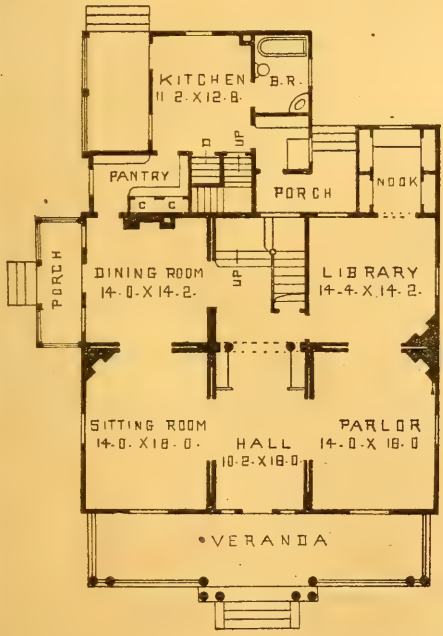
CASITON.—Design 2332M; cost, $4,090 to $5,200; plans, $55. A very attractive summer home.

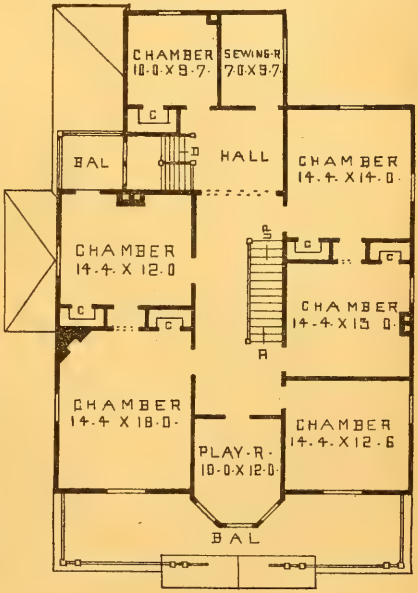


A wide unconventional frontage, with a combination of stone and shingles, with the stone work extending around porch and across front in the manner shown, makes a home-like looking exterior. In place of the customary porte-cochere, which is usually at the side, a terrace and steps are built out in front of the porch steps, showing up to advantage two ornamental standards, supporting ornamental cut-glass lamps.

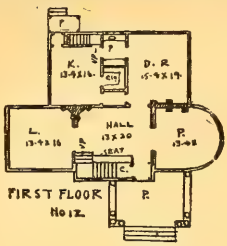
In arrangement of plan, the reception hall is a prominent feature, with the broad winding stairs and the wide brick mantel opposite. General dimensions of building are 52 x 39, and the estimated cost $4090 to $5200.

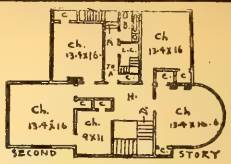
WELLINGTON RESIDENCE.—Design 80M. cost $3,000
See page 65. Suitable for a Southern House.



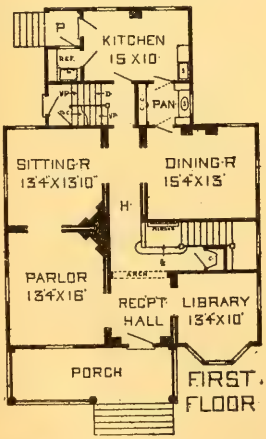


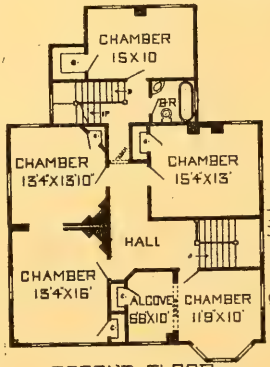
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

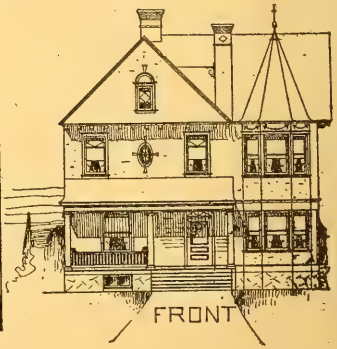




COUNTRY HOME. Design 1005-O; in frame, $3,390 to $3,760; plans, $25; story heights, 19 ft. Special features: Large reception hall, semi-circular; parlor, 13 ft. 4 in. by 16 ft.; hall, 13 ft. by 20 ft.; library, 13 ft. 4 in. by 16 ft.; dining-room, 15 ft. 4 in. by 14 ft.; kitchen, 13 ft. 4 in. by 16 ft.; chambers all, 13 ft. 4 in. by 16 ft., with the exception of small chamber, 9 ft. by 10 ft. See page 65.

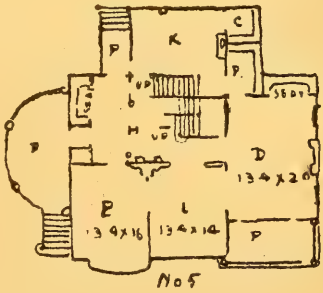




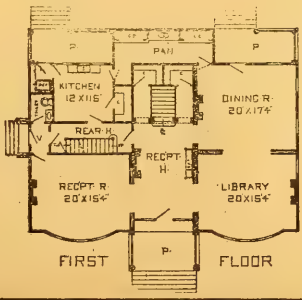


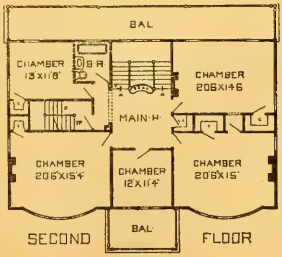
JOEL RESIDENCE.—Design 1005-O; in frame, $2,790 to $3,000; plans, $25; width over all, 36 ft. 8 in.; story heights, 10 ft. and 9 ft. 6 in. Berietor design, same as above, with 3x6 octogon bay to dining-room.

MANSFIELD RESIDENCE.—Design 1003M; in frame, $3,980 to $4,499; plans, $35; width, 43 ft.; width over all, 52 ft.; story heights, 10 ft. Special features: Colonial shingle exterior. Sizes of rooms are as follows: Parlor, 13 ft. 4 in. by 16 ft.; library, 13 ft. 4 in. by 14 ft.; dining-room, 13 ft. 4 in. by 20 ft.; kitchen, 14 ft. by 13 ft. 6 in.; chambers above of corresponding size. See page 65.

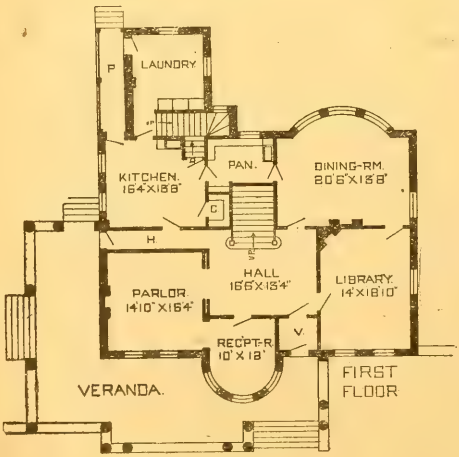


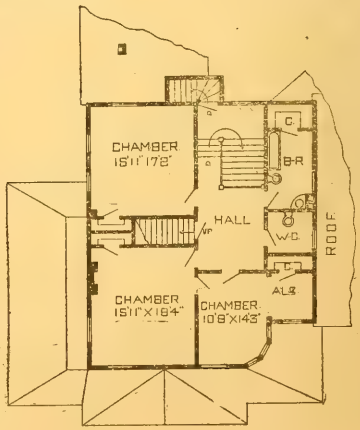
COLONIAL RESIDENCE.—Design 888M; in frame, $3,590 to $4,980; plans, $40. See page 65.



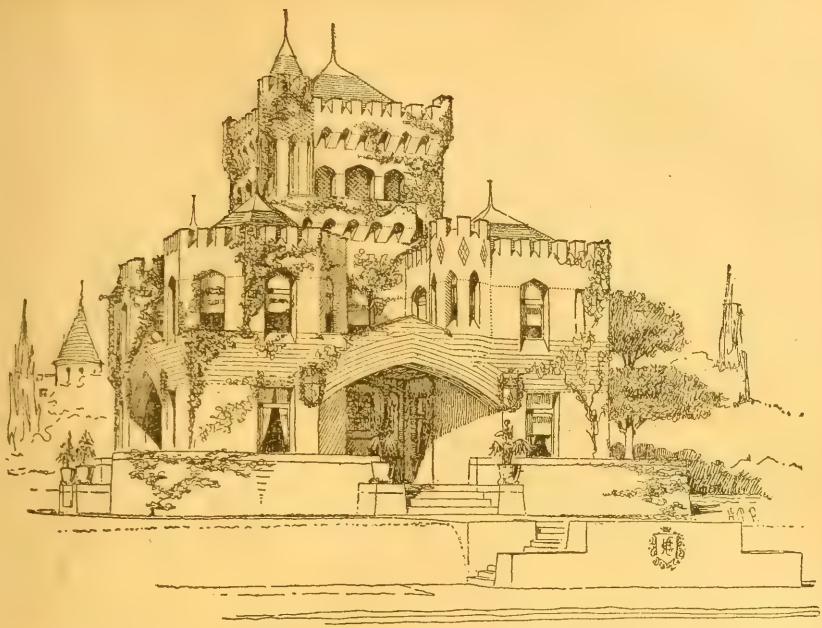


PENSYVANIA RESIDENCE.—Design 874M; in frame and stone, $4,509 to $5,500: plans, $65; story heights, 10 ft. Special features; Large varanda: attractive entrance. See page 65.

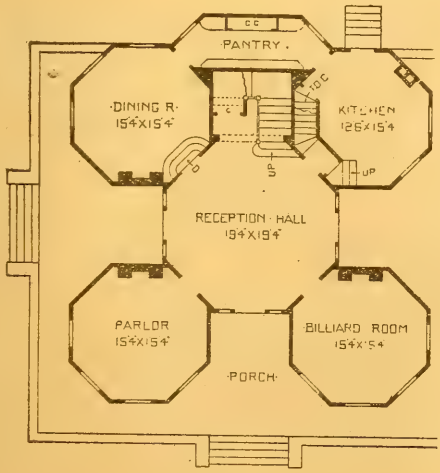


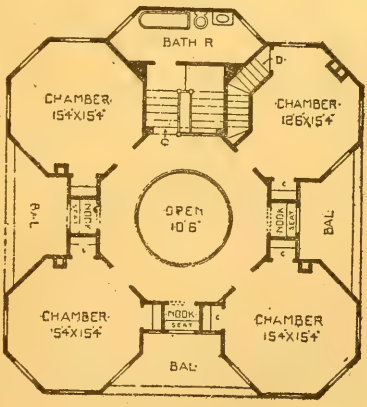


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

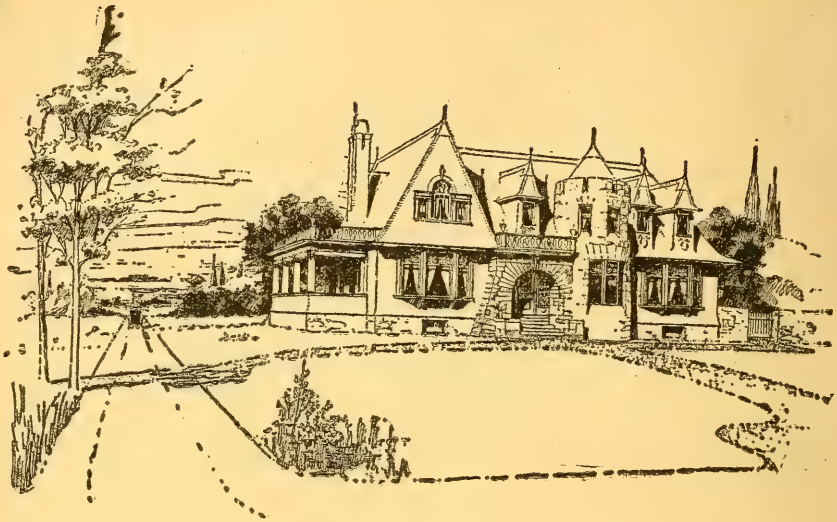


HUDSON RIVER RESIDENCE.—Design 4222-O; in frame. $3,000 to $3,500; plans, $25; story heights, 10 ft. Special features: Attractive stained shingles exterior; Castelated design; would appear well on high ground or on an island, with the steps leading down to the water edge. See page 65.

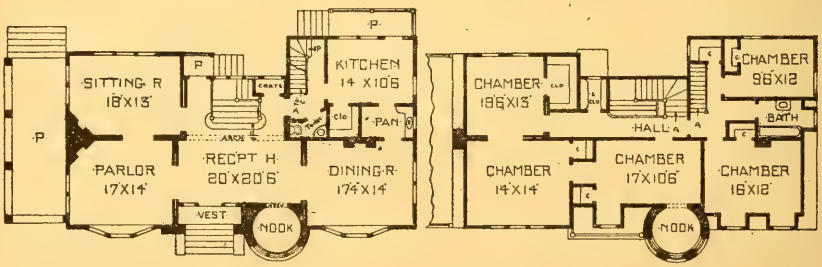




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

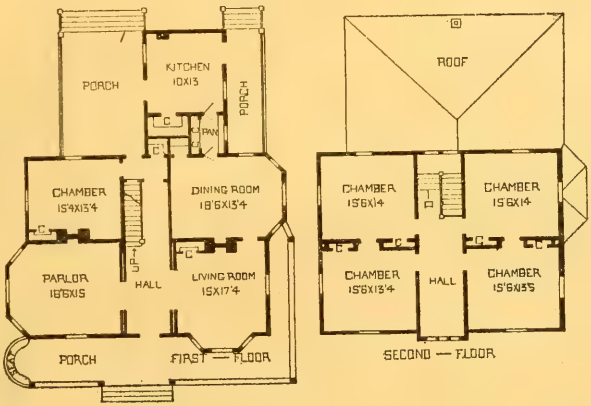


RA COTTAGE.—Design 1037M; cost in frame, $3,490 to $3,999, (with stone arch and tower $200 extra). Plans, $40: width, 57.4 x 29. Width over all, 67 ft., story heights, 9.4 and 9 ft. in the clear. Special features Bath room on first floor, large convenient rooms; a striking design for a country estate. See page 65.



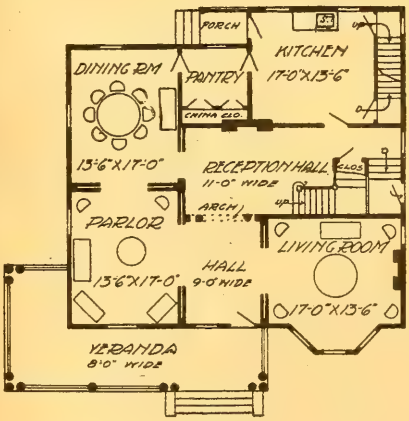
Columbus Residence No. 2. See page 613 for design. Same as plan No. 1, but all frame, with parlor 15x19; hall 12x31; library 15.6x15.6; dining-room 20x15.6; back parlor 21x15.6; chamber over parlor 15x12.6; center chamber 15x12.6; lower chamber 15.6x18.

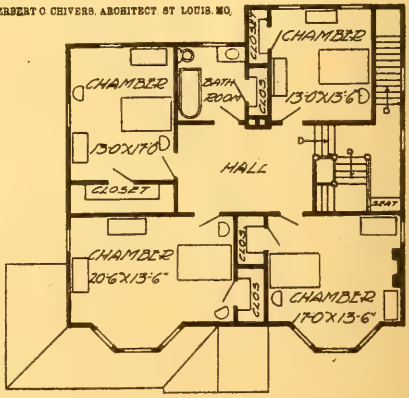
TILDEN RESIDENCE.—Design 1558M; in frame, $2,500 to $2,890; plans, $25; width over all, 43 ft. 6 in.; story heights 10 ft. Special features: Large, wide veranda; large rooms. See page 65.



Pinckneyville No. 2, Angle design, 10 ft. stories; size, 45x52; reception hall, 14x22 ft.; parlor, 17.4x17 ft.; library, 17.4x12.6 toilet room below stairs; dining-room, 17.4x20; kitchen, 14 by 12; pantry, 14x8; square porch in front; chamber over parlor, 18x13.6, with two closets; chamber over alcove, 12x18, with two closets and separate hall entrance; center chamber 14 by 11.8; chamber over dining-room, 14x16.4; back chamber, 14x12 with closet; bath, 8x14 with large closet. Plans $30. See pages 611 and 630.

MONTEREY RESIDENCE.—Design 100,009M; cost, $2,806 to $3,886; size, 43 x 36 ft. Special features: Large brick fire-place in hall; large pantry; well-ventilated front chambers. See page 65.

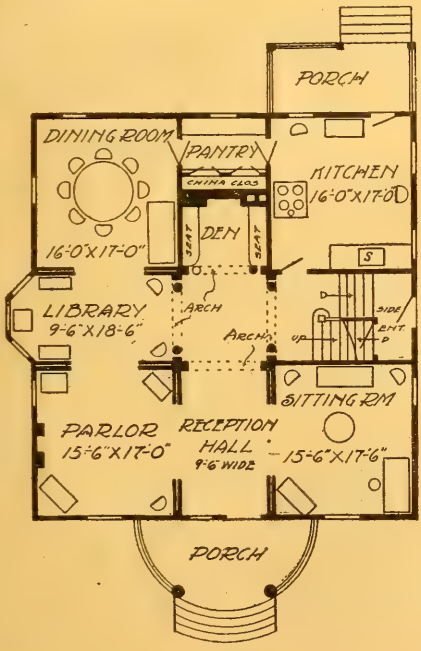


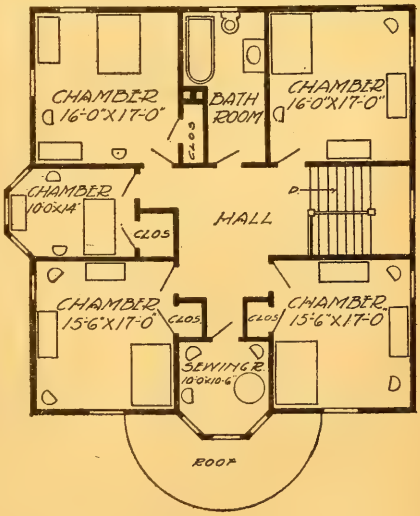


Pinckneyville No. 3, Sugnet design, same plan as on 611 with 8 ft. colonial porch extending from pantry around house to kitchen hall. A typical Southerner. First story 10 ft.; second story 11 ft. Plans, $30. See pages 611 and 629.

BELLAIRE RESIDENCE. — Design 100,010M; cost, $3,044 to $3,118; plans, $25; size, 46 x 33 ft. Special features: Den in hall with large fire-place; side entrance, and arched halls. See page 65.

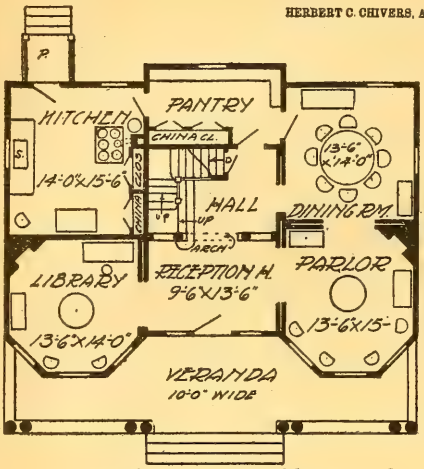
HERBERT C CHIVERS, ARCHITECT, ST. LOUIS, MO

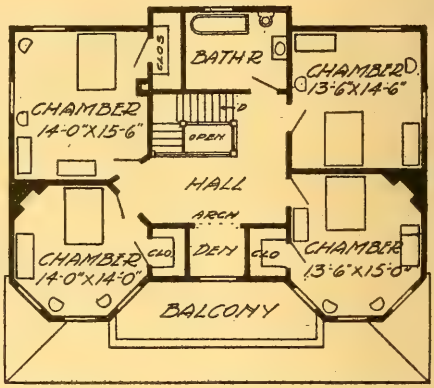




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

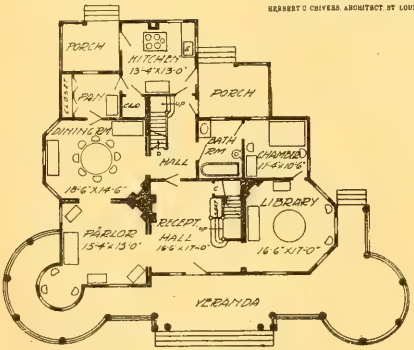
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS, MO.

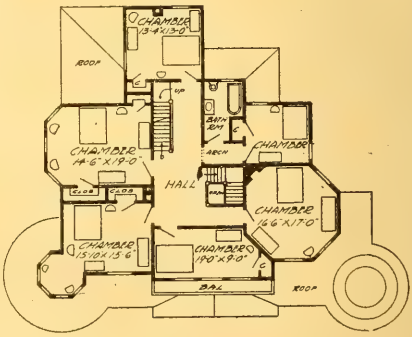




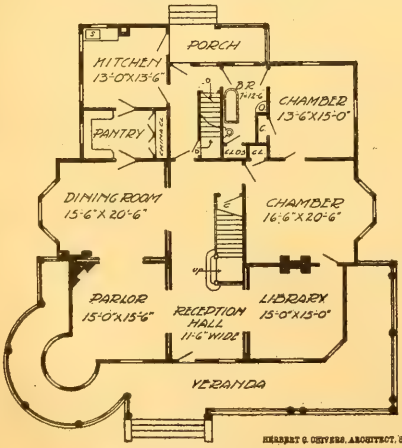
Uniondale Residence. See design on opposite page 633.

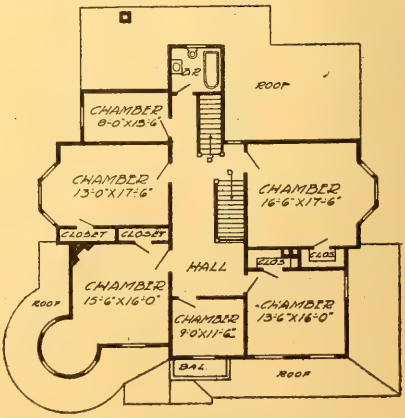
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS, MO.





Manhattan Residence See design on opposite page 633.

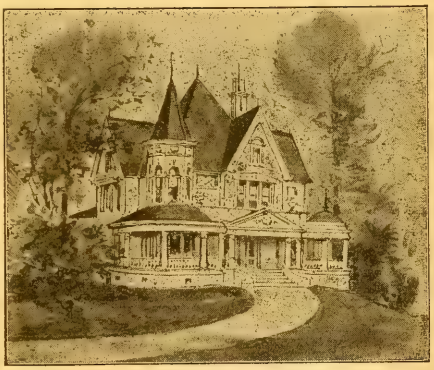




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS, MO.

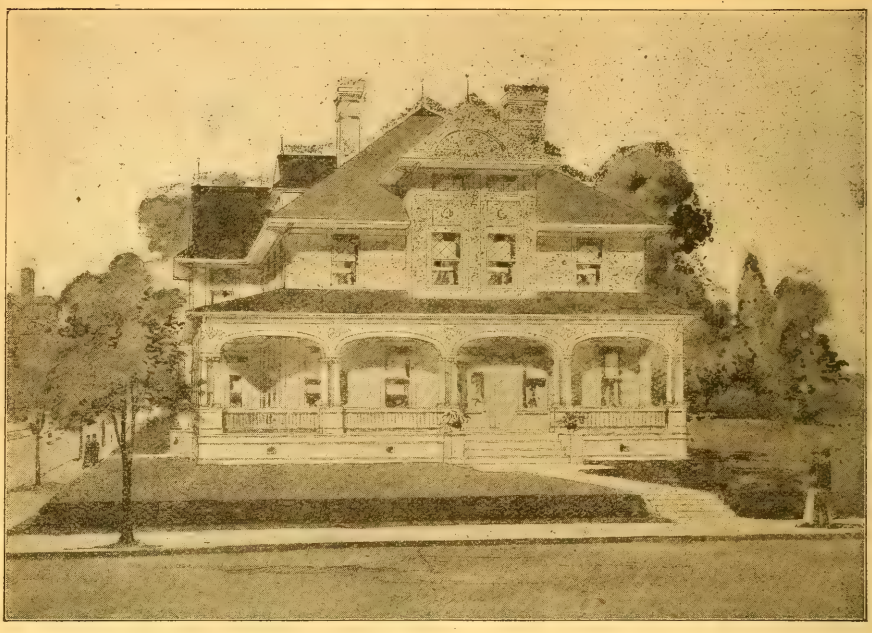
Osgood Residence. See design on opposite page 633.

UNIONDALE RESIDENCE.
Design 100,008M; $3332 to $3565; size. 43.6 x 31; special features; wide, imposing frontage; bay window in front, wide central hall, 13.6 in width. Plans, $40. See page 65.

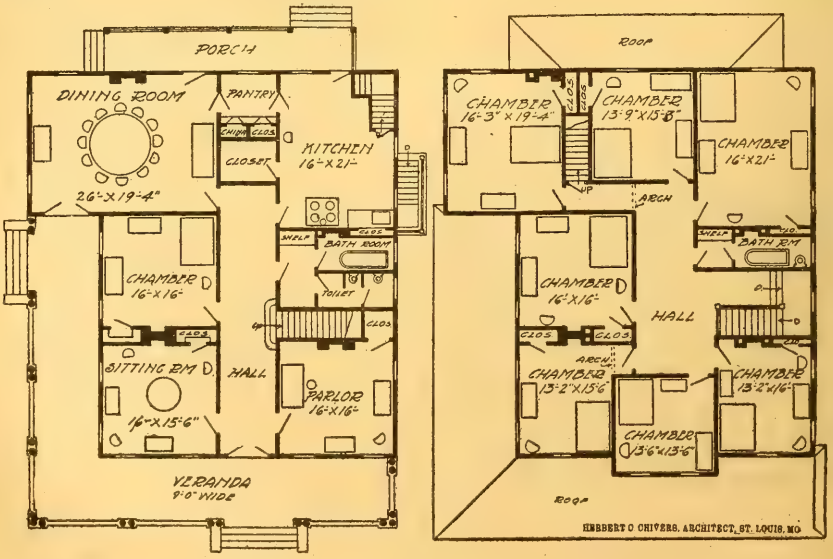


MANHATTAN RESIDENCE.
Desigh 100,017M; $3982 to $4280; size. 46 x 47.6; special features; wide front, large reception hall. attractive design. A good Southern house. Plans, $60. See page 65

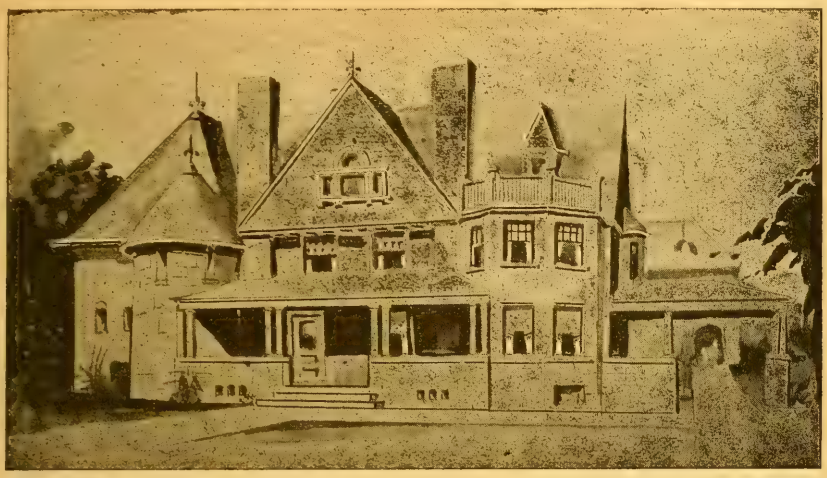
OSGOOD RESIDENCE.—Design 100,025M; size, 45 x 48.6: special features; large rooms, Southern plan, wide varanda, good ventilation. Plans, $60. See page 65.



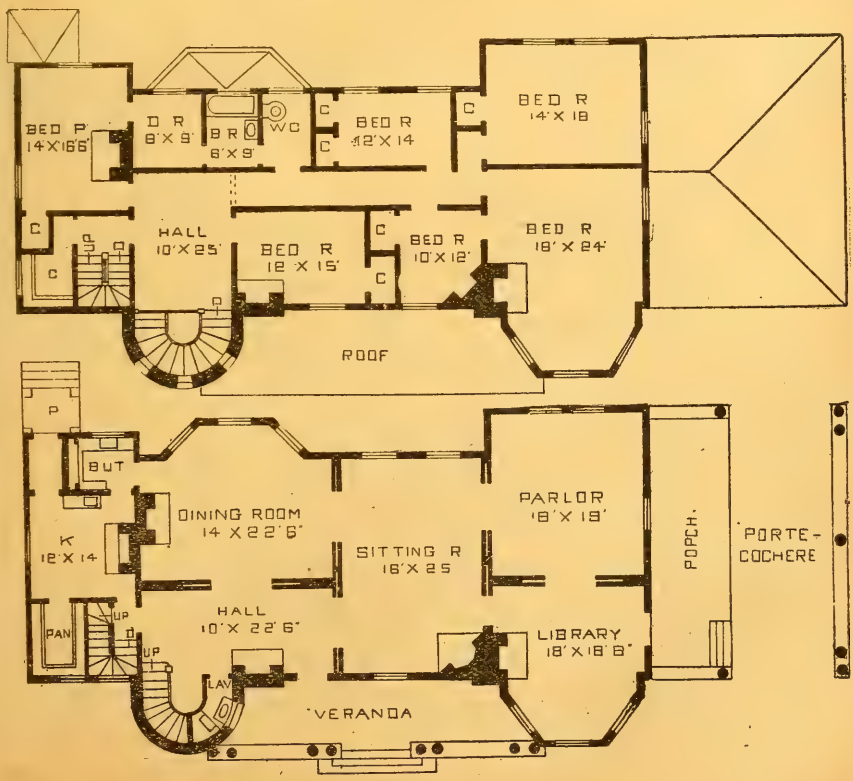
ALDRICH RESIDENCE.—Design . 100,001-O; Cost, $4,043 to $4,447; plans, $40; Special features: large dining room and varanda. Suitable for a Southern home. High stones. Ree page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

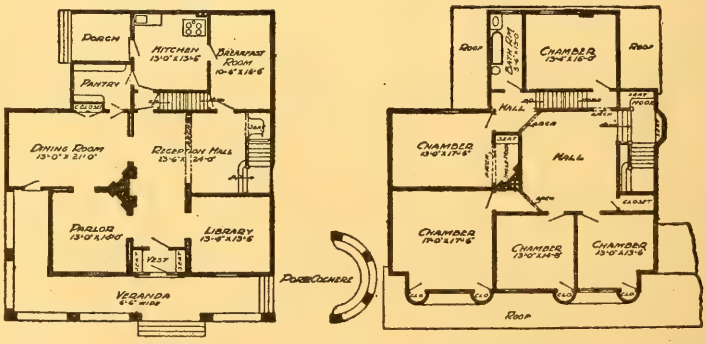


NEW YORK RESIDENCE.—Design 1031M; in frame, $4,599 to $5598; plans, $68; width, 63.6 x 39.8.; width over all, 80 ft.; story heights; 10 and 8.6. Special features; Wide imposing front, well ventilated, good size room, a good plan for a large country estate. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

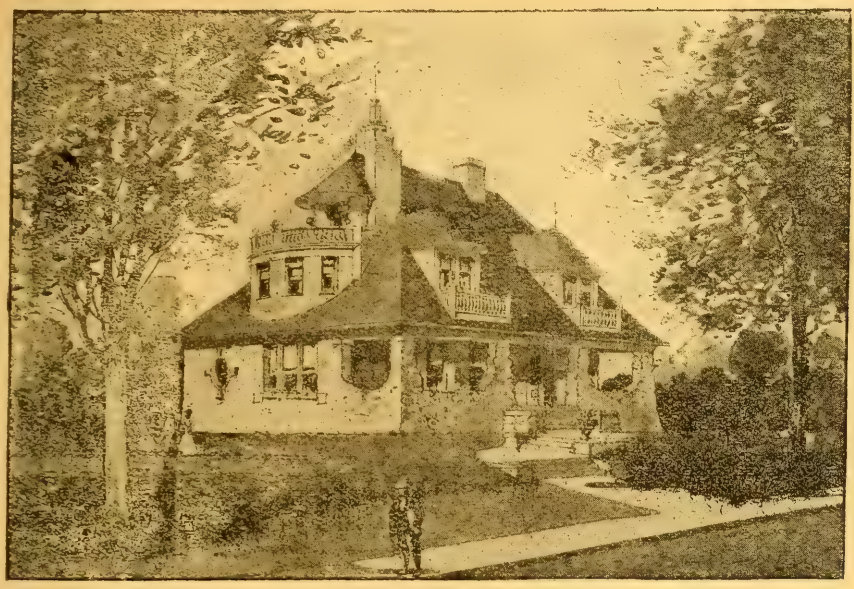
MAVERICK.—Design 2323M; Cost in frame, $3400 to $3699; plans, $45; a very attractive stained shingle design. See page 65.



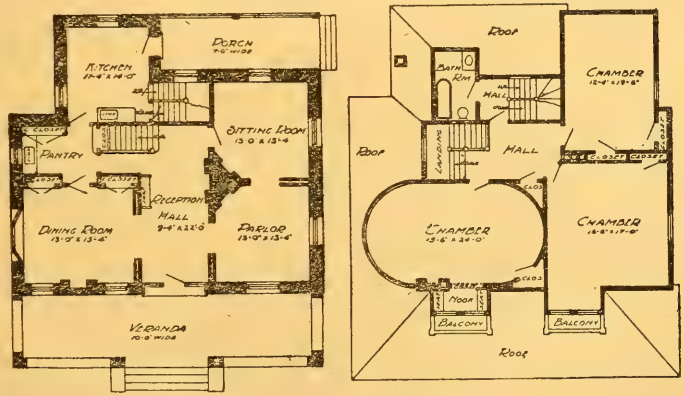
The porte-cochere feature of this front porch lends considerably to the size and proportion of the house. The semi-circular shingled sides to the dormers are made available on the inside of the building as closets, and the shelf-like window sills serve to set plants or flower-boxes on out in front. The recessed window to side gable, and the deep set windows to dormers, give an appearance of substantiability.

In plan, the much-talked-of reception hall is very much in evidence, with the heavy beamed arch supported by heavy columns, the nook under stairs, and the bay and nook at second landing. The general dimensions of building are 47 x 46. The width over all is 65 feet, and the estimated cost $3400 to $3690.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



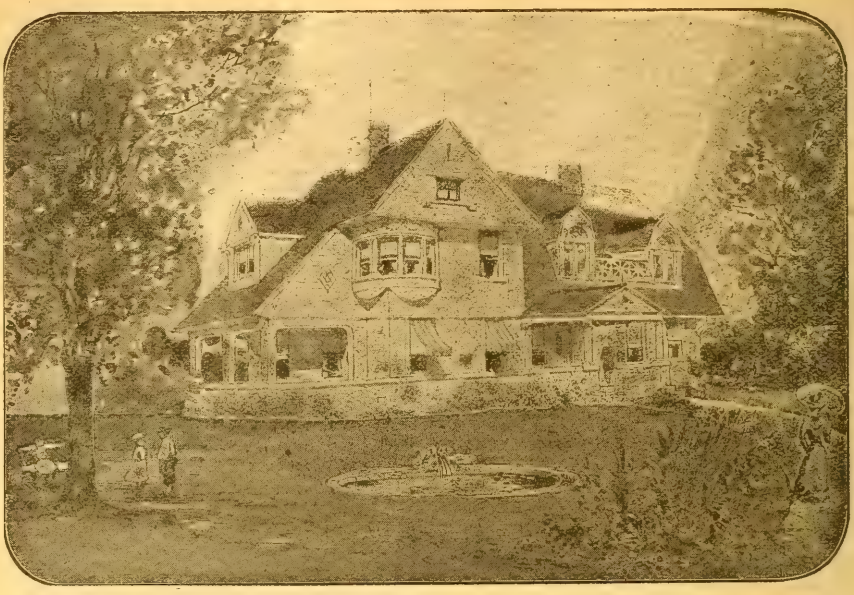
WILLOW PAMT RESIDENCE,—Design 2324M; Cost in stone and shingles, $2947 to $2499; plans, $45. See page 65.



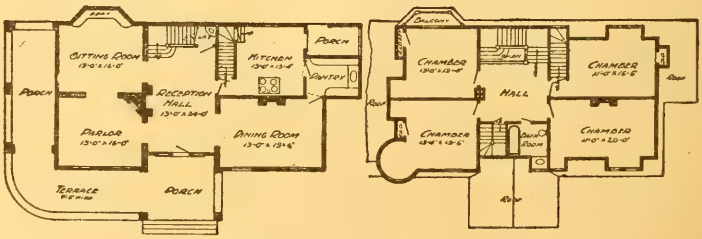
A plan which is nearly square is generally the most economical to build, but it is difficult to secure an artistic exterior, and overcome the box-like effect. The rustic stone porch, simple as it is, and the general grouping of the dormer windows lends to the attractiveness of this building. The upper attic dormer with stone chimney and the protruding semi-circular balcony at the side, is strikingly impressive. The first story walls are of stone.

The plan is arranged with a central hall, giving a wide and imposing frontage. The main chamber on the second floor has semi-circular ends, being a good shape for decorative ceiling. In some localities a chamber on the first floor is desirable, and in this case the sitting-room could be used for this purpose, and if the rear stairs were dispensed with, a bath room could be arranged in connection. The general dimensions of building are 43 x 39 and the approximate cost $2947 to $3498.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



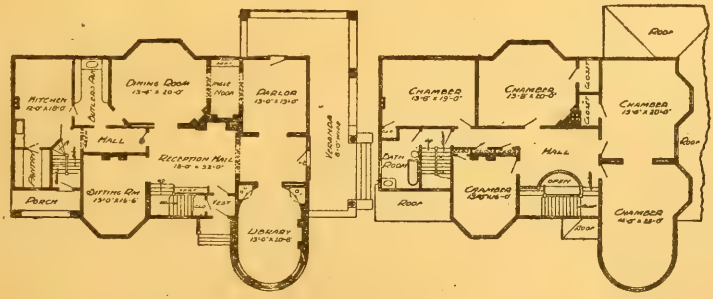
MASCAUTHA RESIDENCE.—Design 2325M; Cost $3,200 to $3590; plans, $59; a neat, simple, modified; Colonial effect. See page 65.



For a country home especially the straight, stiff, up-and down house, with cornice on one level around building, is hardly in keeping and harmony with nature. Notice the elegant simplicity of the dormer windows in the accompanying design, connected as they are by a railing of Grecian pattern, also the unpretentious but well-proportioned oriol window, nestled beneath the wide overhanging eaves.

The hospitable appearance of house is carried out on the inside, as you enter, with a wide commodious hall, running from front to rear, and the well-proportioned rooms adjoining. General dimensions are 58 x 28, and the estimated cost is $3200 to $3590.

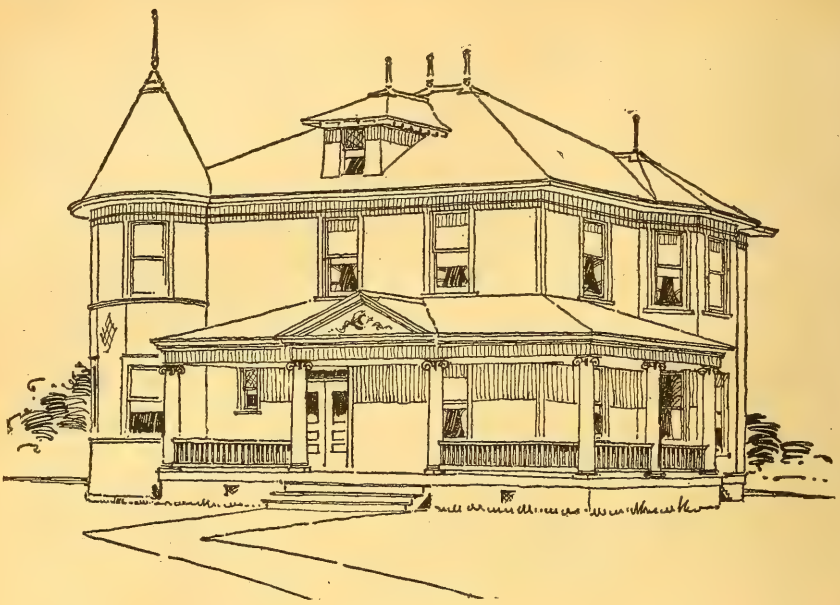
COMPTON HEIGHTS RESIDENCE.—Design 2326M; Plans, $75; Cost $4242 to $4650. See page 65.



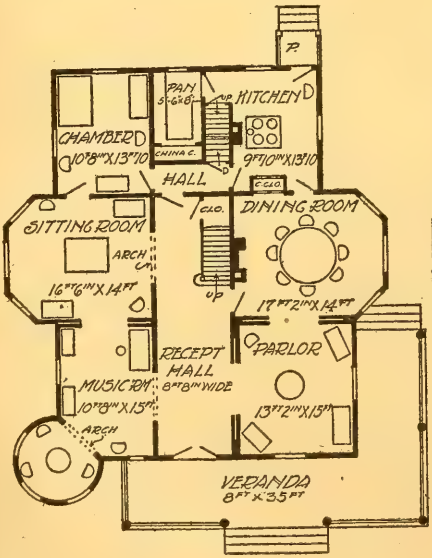
In the accompanying design the front porch is of rough stone, forming ballustrade and posts. This is somewhat relieved as one nears the porch steps by handsome cut-stone columns, set on either side. The two bay windows on porch roof build up gracefully in connection with the colonial gable above.

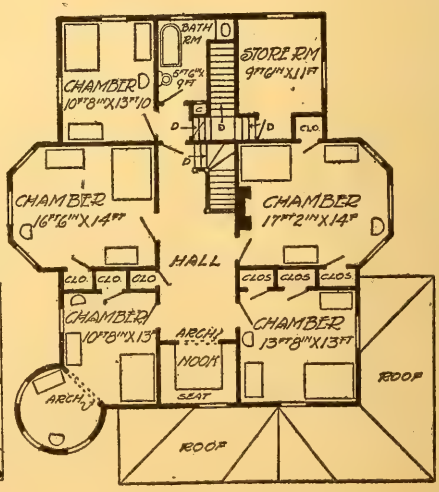
In arrangement of plan the entrance is divided from the reception hall by an ornamental arch, and back of this a large fire-place. The general width of building is 33 feet and the depth 61 feet, the width over all being 57 feet. The estimated cost is $4242 to $4650.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

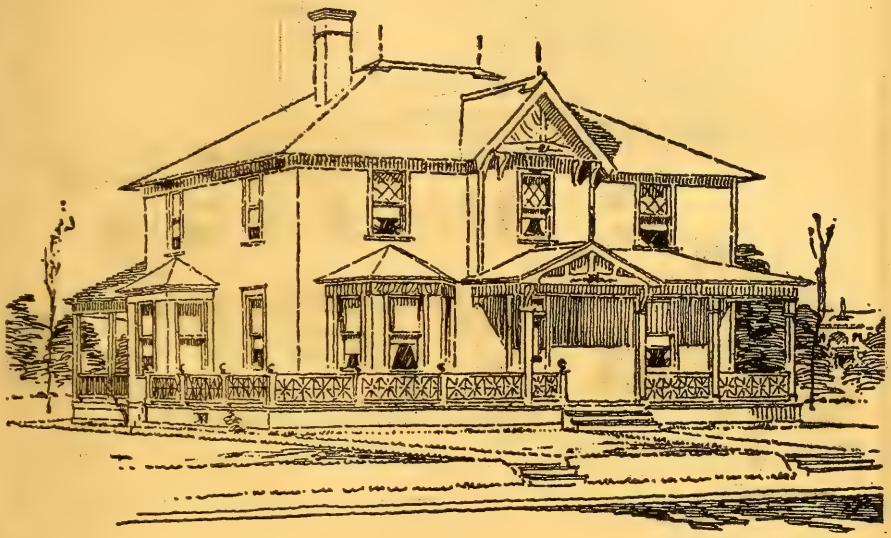


ENDELL RESIDENCE.—Design 100,044M; size, 35 x 45; cost, $3,315; story heights, 1st. 10 ft., 2d 10 ft. Plans, $30. A good Southern house of plain, neat exterior. See page 65.

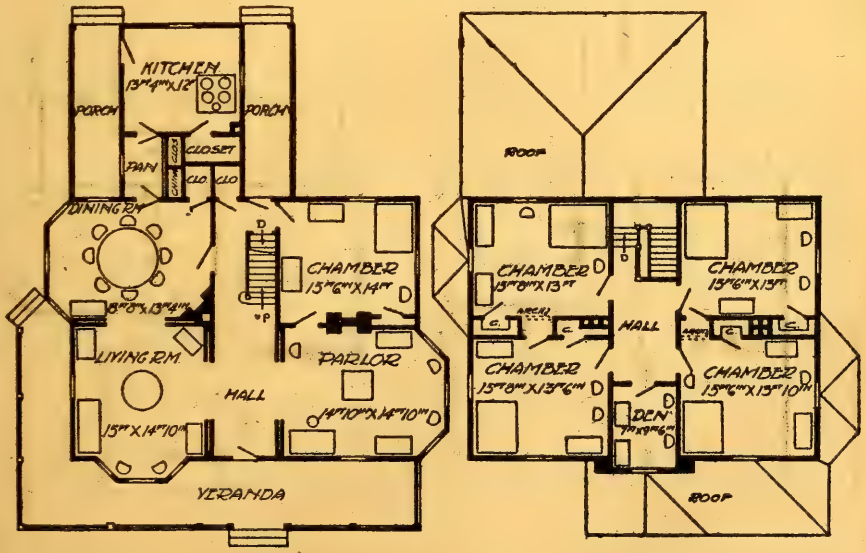


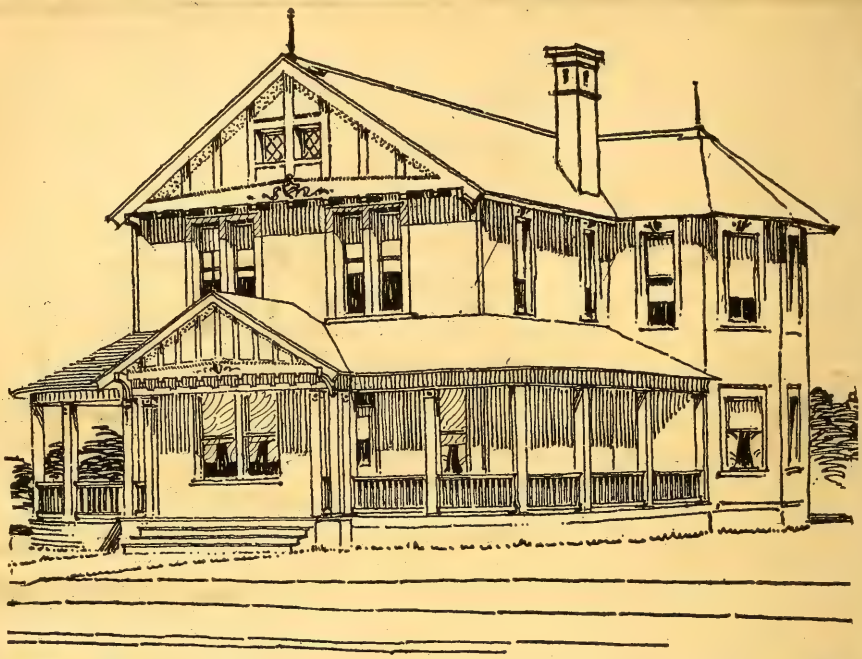


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

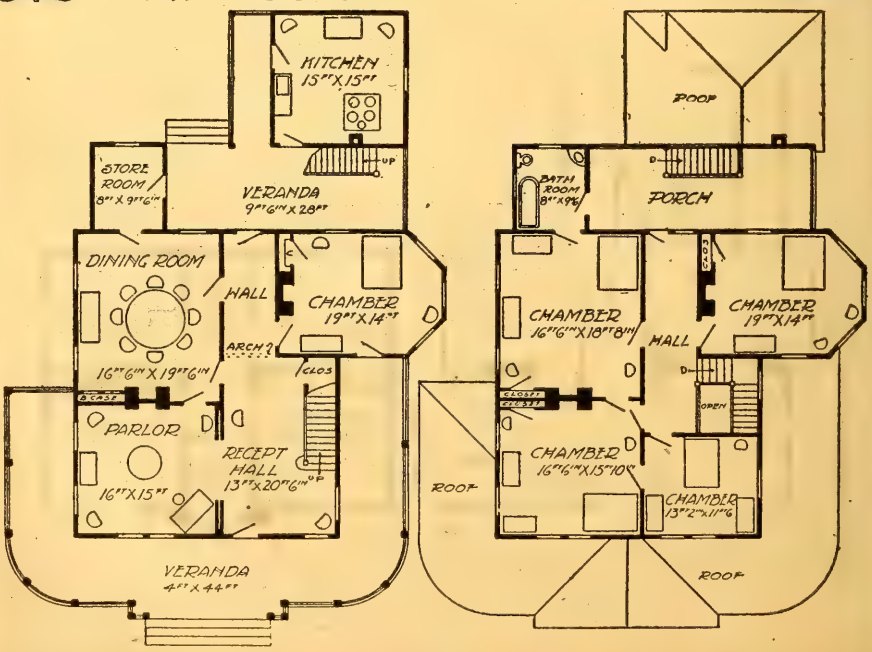


MONTEER RESIDENCE.—Design 100,037-O; cost $2,298 to $2,497; plans, $20; story heights, 1st 9 ft. 2d 8 ft. cellar 7 ft; width 42 ft. Special features: Large rooms; parlor is 14.10x19.6. See page 65.



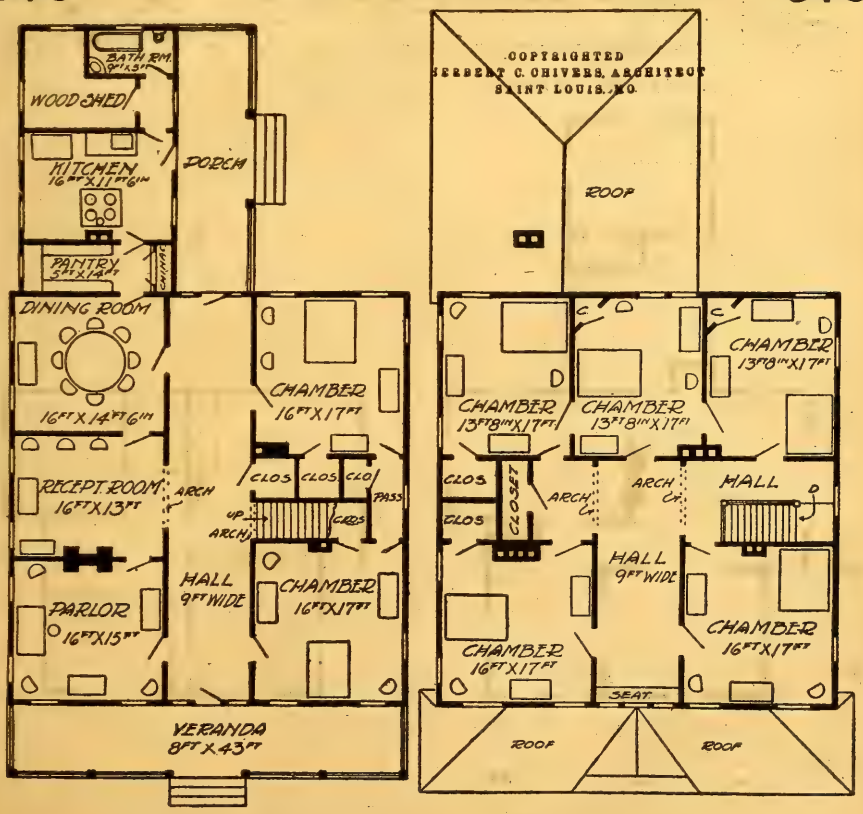


ANITA RESIDENCE.—Design 100,038-O; plans, $25. width 50.6,; story heights, 1st 12 ft., 2d 11 ft.; cost $2,498 to $2,699 See page 65.



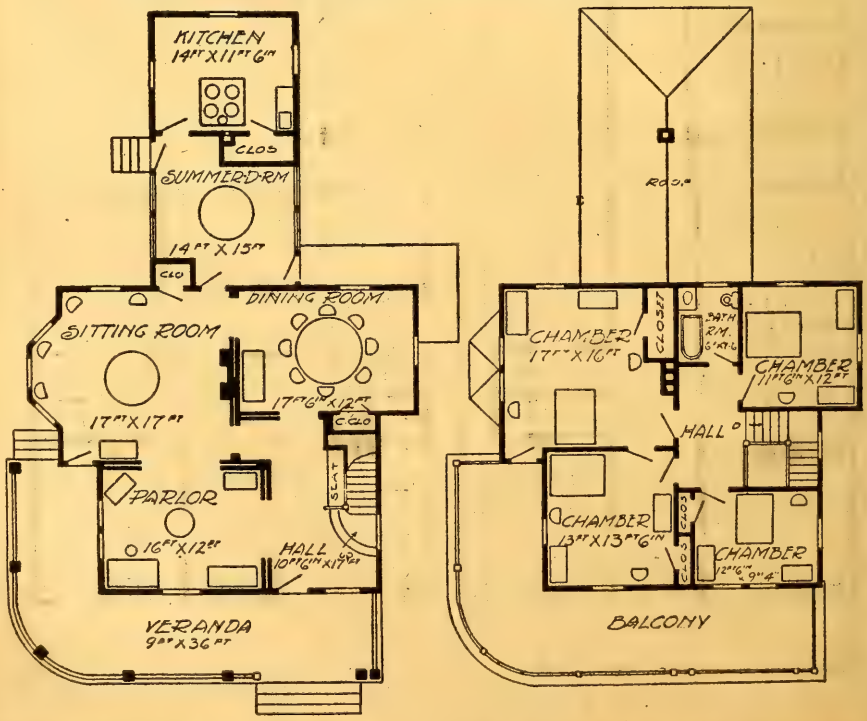
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

GLOUSTER RESIDENCE.—Design 100,039-O; plans, $15; width 43 ft.; cost $2,499 to $2,987; story heights, 1st 10 ft., 2d 10 ft.



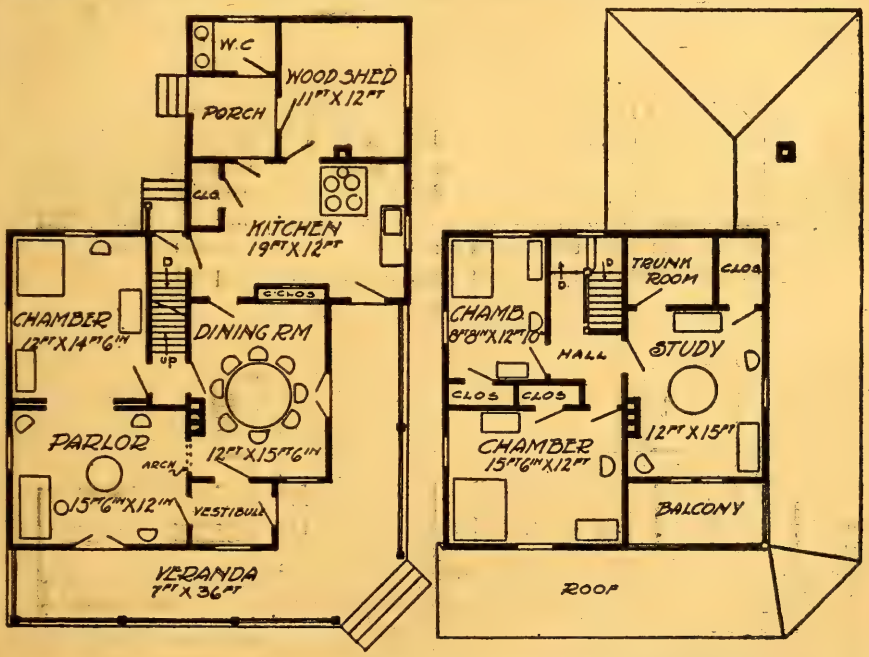
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

CARLOS RESIDENCE. See description on page 653.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

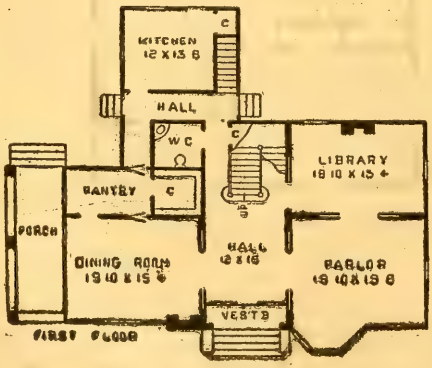
BEAUFORD RESIDENCE.—Design 100,046-O; plans, $20; size, 36x48; cost in frame, $1,800 to $1,980. Special features: Large vestibule; combination wood-shed; porch and water-closet; comb. cellar stairs; kitchen entrance.

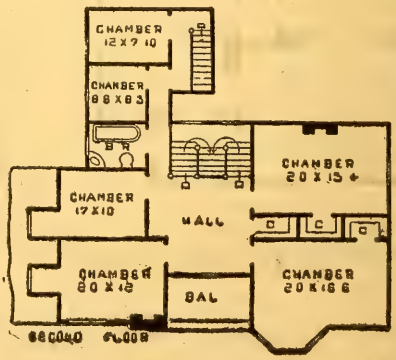


Estella plan No. 4, Clark design, with building cut off at pantry line; with sitting-room as 18x17 dining-room; with 13x12 ft. 6 in. kitchen in place of present dining-room, as shown in Estella design; with serving pantry between kitchen and dining-room; with four large chambers and bath-room above. See page 65. See plans on page 608.

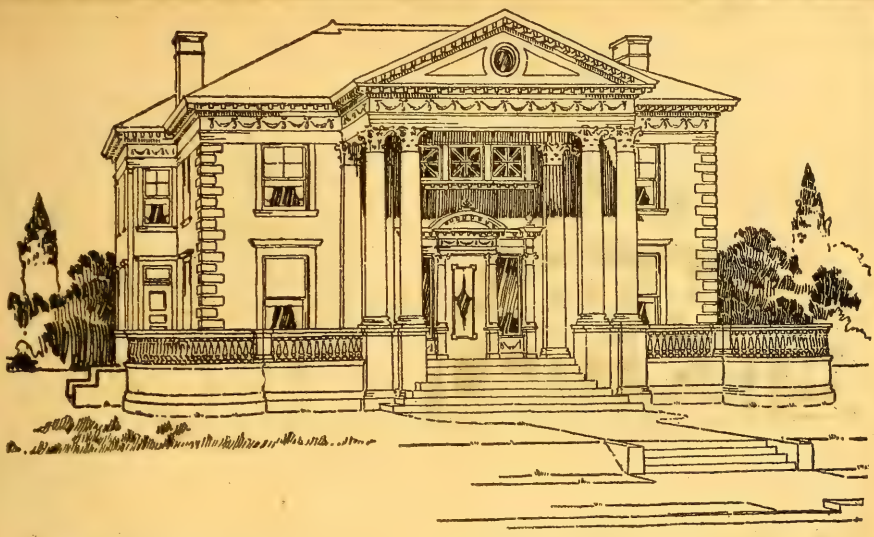
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

DOUGLAS RESIDENCE.—Design 1040M; in frame, $2,500 to $2,850; plans, $35; width, 54 ft. 8 in. by 33 ft. to hall; width over all, 62 ft.; story heights, 10 ft. and 9 ft. in the clear. Special features: Wide imposing frontage; the rough stone chimney and arch lends an appearance of solidity; the balcony above works in well. The combination of stone and stained shingles is veay attractive. See page 65.

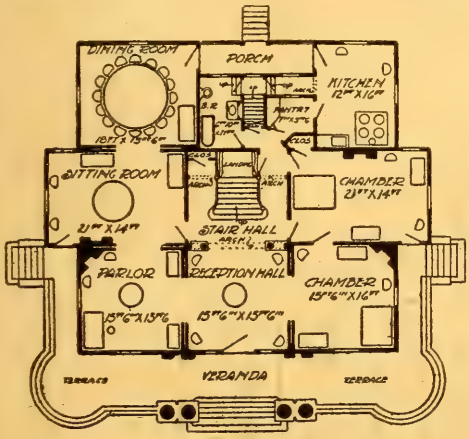


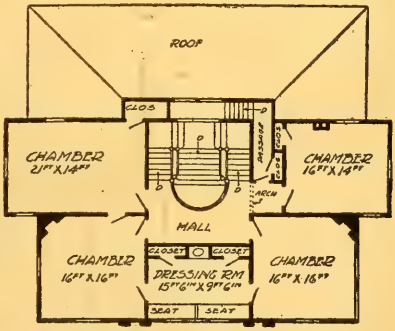


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



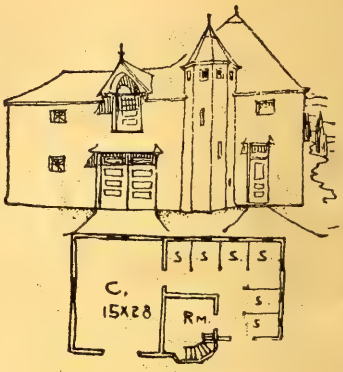
JOLON RESIDENCE.—Design 100,053-O; plans, 3 1-2 per cent; size 49x48; story heights, 1st 11 ft. 2d 10 ft. Special features: Commodius arrangement; pure colonial design.



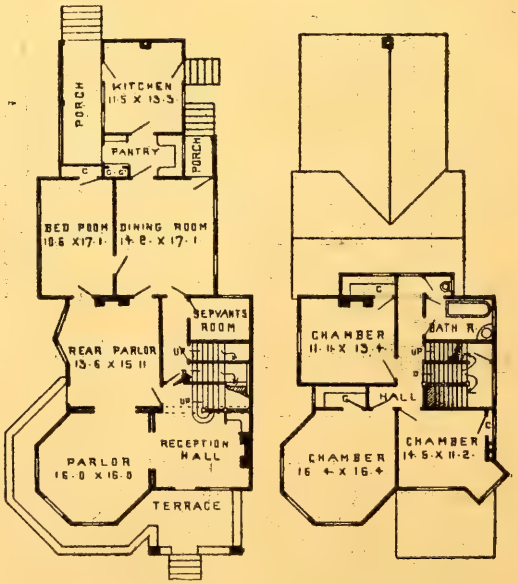


See plans on page 608.

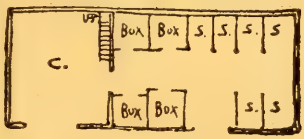
Estella plan No. 3, Bush design, with 10 ft. stories, same exterior as Edgefield plan on page 605; with 7x12 servants room where rear porch is; with pantry and closet combined; with fire-place in all rooms, including reception hall; and two extra chambers over kitchen, sizes 14x10 and 14x12 ft. 8 in., with kitchen porch in rear.

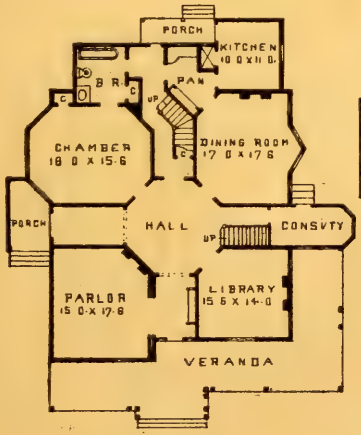


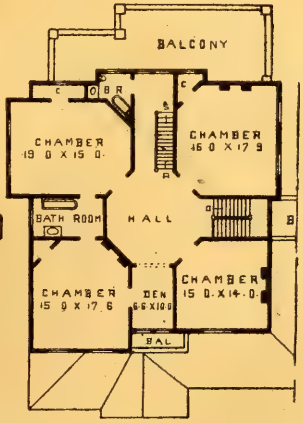
CARBONDALE RESIDENCE.—Design 9383-O; in frame, $2,290 to $2,480; plans $15; story heights, 9 ft. 6 in. Special features: Octagon room and open porch around same. See page 65.

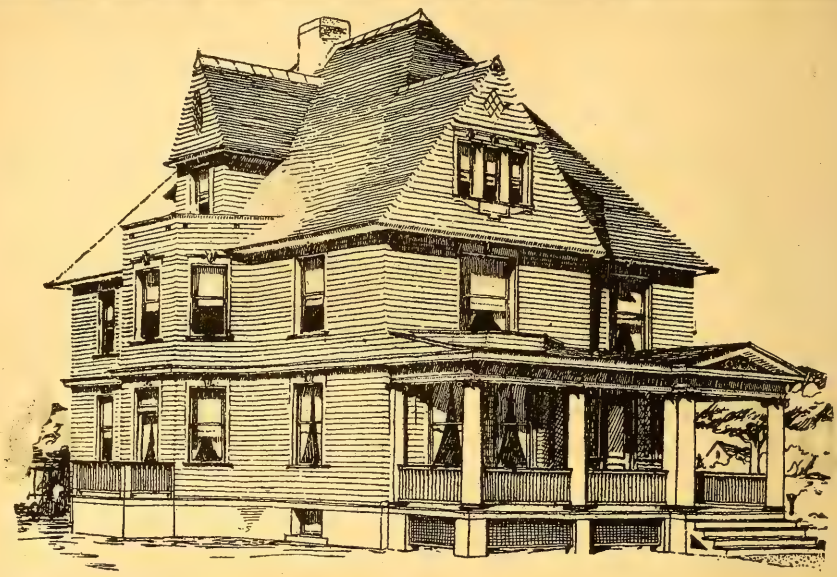


ATLANTA RESIDENCE.—Design 7292M; cost in frame, $2,950 to $3,540; plans, $45 with any changes. See page 65.

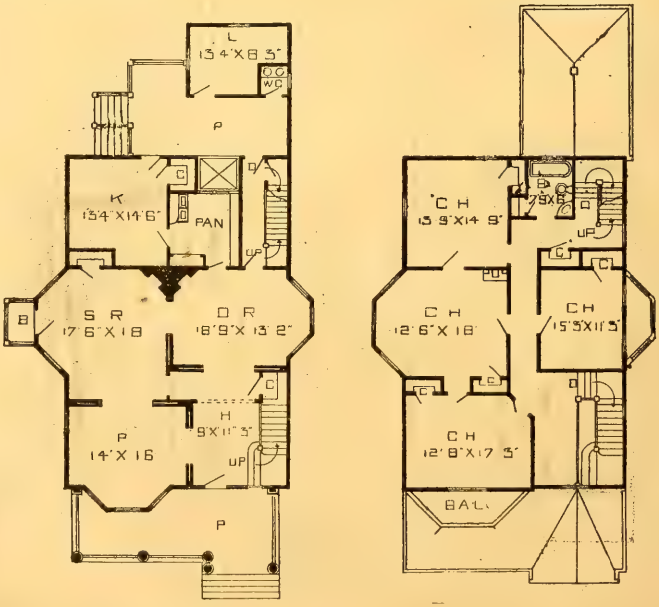




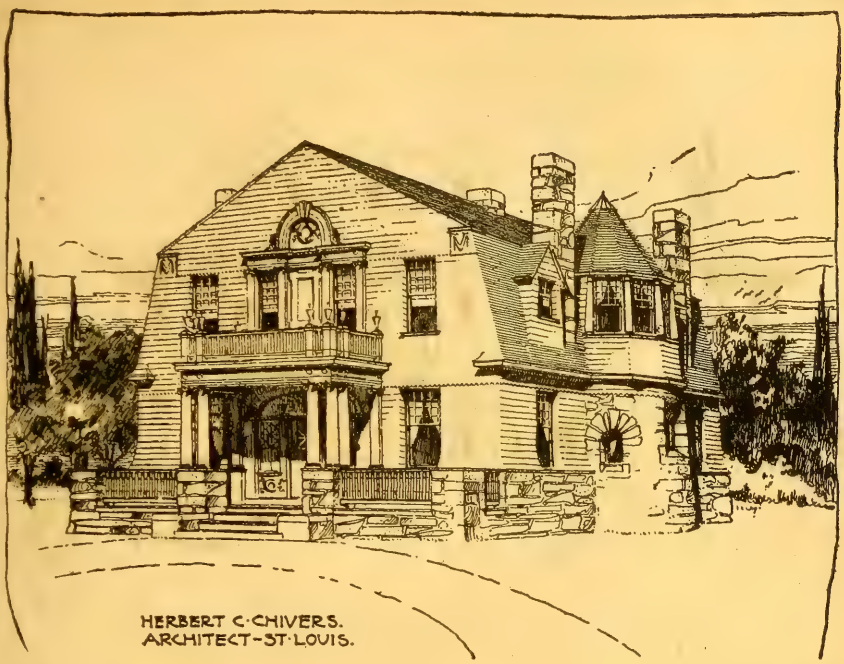




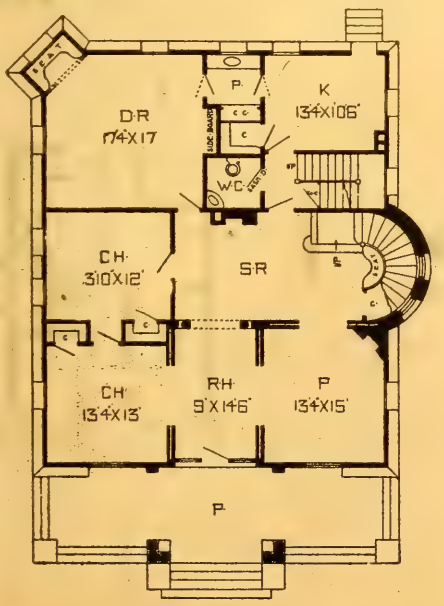
LEBANON RESIDENCE.—Design 1021M; in frame, $2,300 to $2,600; plans, $45; width over all 38 ft.; story heights, 10 ft. Special features: Plain, neat design; large pantry with built-in ice box adjoining. The working plans are more attractive than view shows, and gable treatment is better. See page 65.

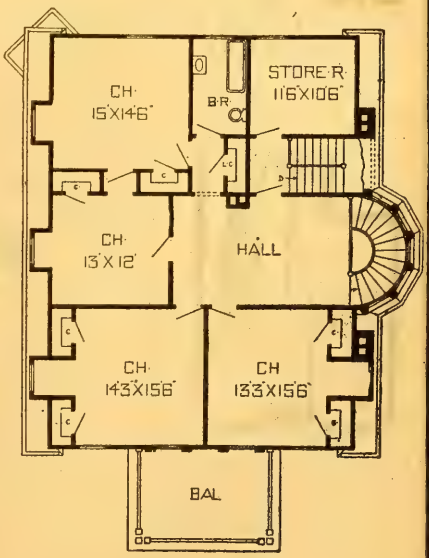


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

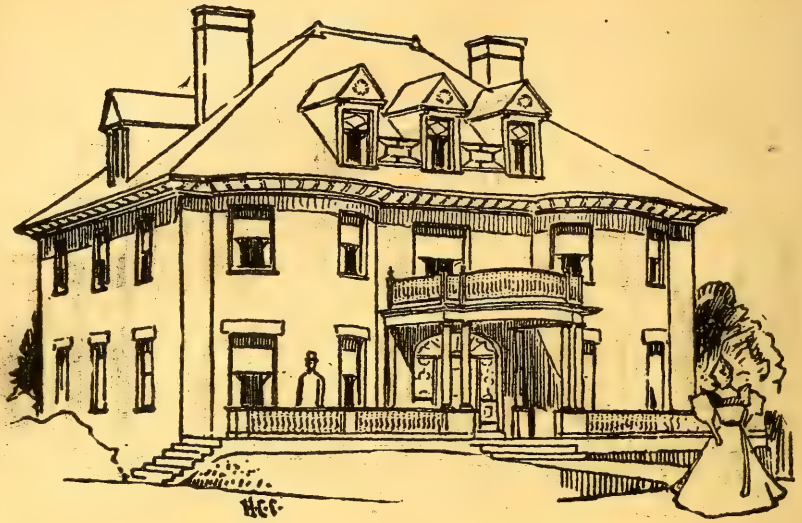


PITTSBURG RESIDENCE.—Design 1022-O; in frame and stone, $2,800 to $3,000; plans $35.



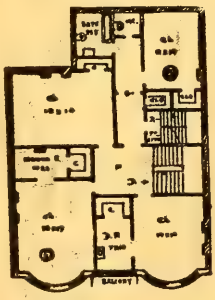


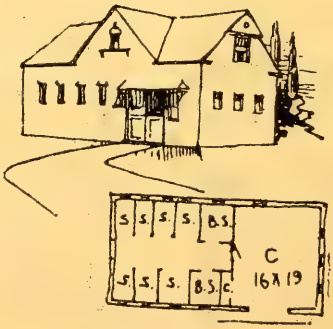
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

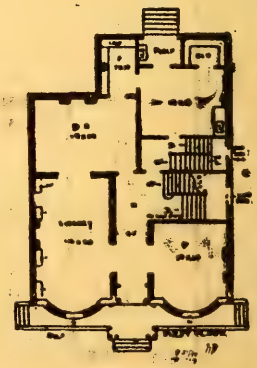


MORGAN RESIDENCE.—Design 891-O; in frame, $5,500; in brick, $6,000; plans, $55; width over all, 42 ft.; story heights, 10 ft. Special features: Dignified colonial design; large pantry and grocery closet; looks well in buff brick and light green slate.

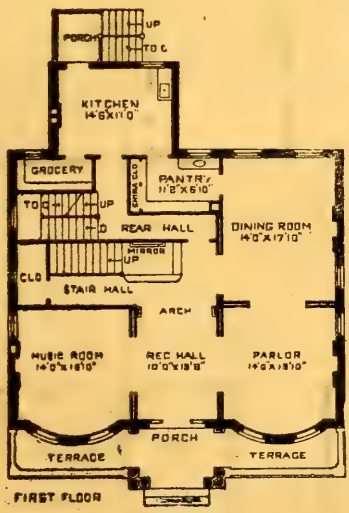
Morgan Plan No. 2, James design, same as above, with 12.6x11 ft. 2 in. office back of main stairs; with stoop at side; suitable for a physician.

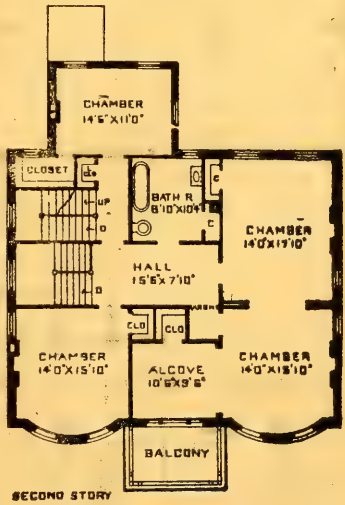






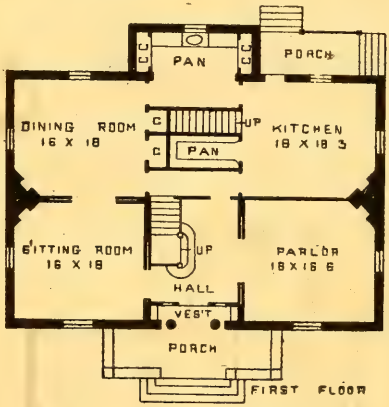
ALBANY RESIDENCE.—Design 854M; in brick, $4,500 to $5,060; plans, $45.



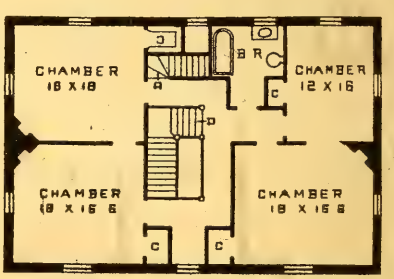


CARLOS RESIDENCE.—Design 100,050-O. cost $1,789 to $1.998; story heights, 1st 10 ft., 2d 9 ft. Special features: suitable plan for the South; novel stair landing in hall; summer dining-room. Plans, $15. See design page 644.

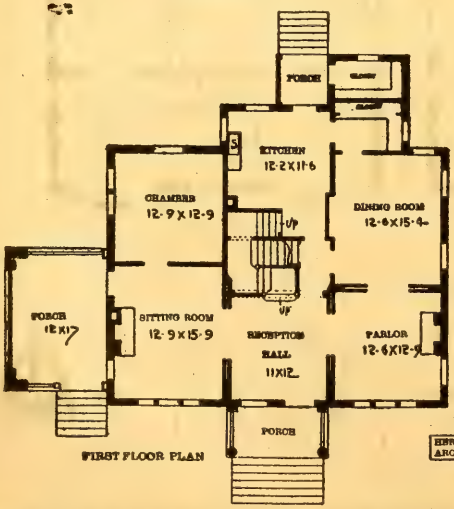
A SUBURBAN HOME.—Design 1031-O; in frame, $2,500 to $2,800; in brick, $3,000 to $4,000; plans, $35 brick or frame; with changes, $35; special features: Attractive combination stairs.



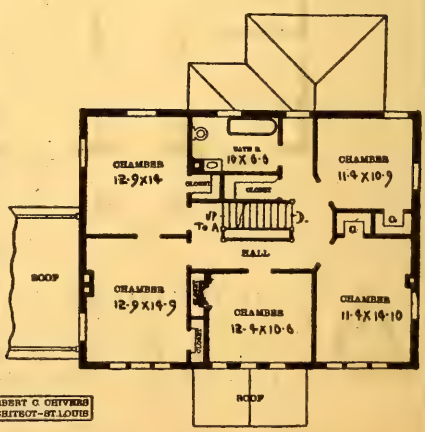
FIRST FLOOR



SECOND FLOOR



FIRST FLOOR PLAN



HERBERT C. CHIVERS ARCHITECT-ST. LOUIS

SECOND FLOOR PLAN

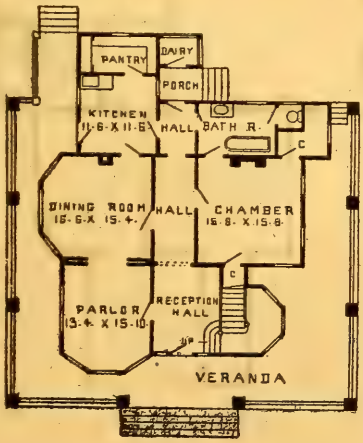
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

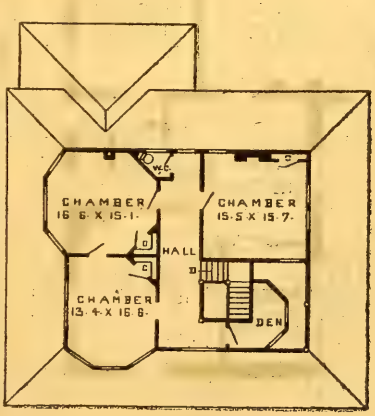
LAMBSVILLE RESIDENCE.—Design 5980-O; in frame, $2,200 to $2,500; plans, $20; width, 36x48 ft.; width over all, 52 ft. story heights, 11 ft. and 10 ft. Special features: Large rooms and veranda; imposing frontage. Striking outlines: Good for Southern home; pier foundation.

Lambsville No. 2, Green design, with rear stairs and serving pantry between dining-room and kitchen.

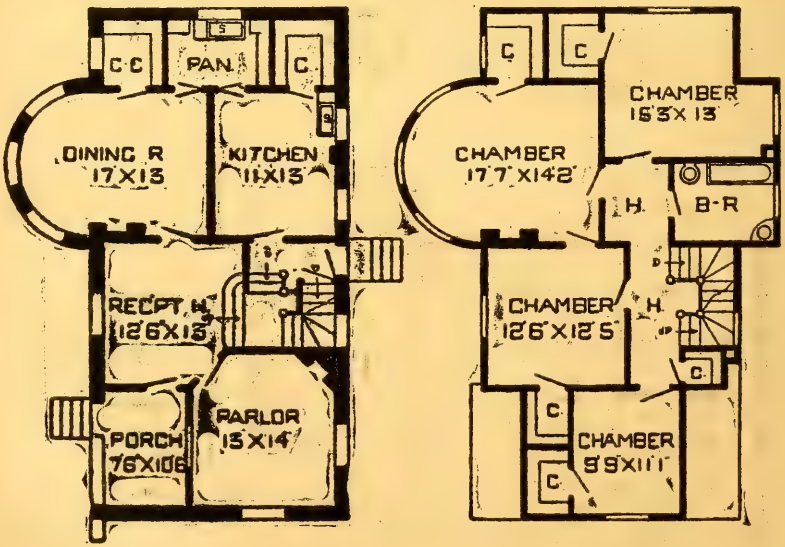
Modified plan No. 2, Enterprise design, parlor, 15x16 ft.; dining-room, 16x18 ft.; rear stairs; 11 ft. story heights; and pantry between kitchen and dining-room.

Modified plan No. 3, Daniel design, with 16x17 parlor; 14x15 dining-room; with pantry between dining-room and kitchen; with an extra 15x15 chamber on first floor, back of present chamber.



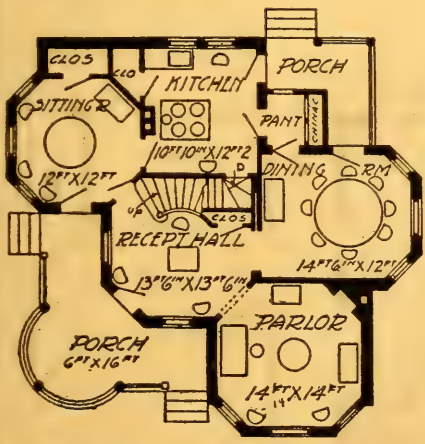


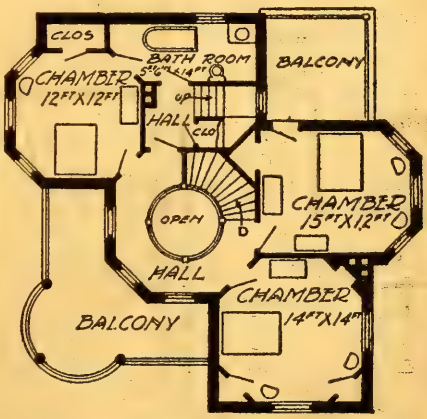
A SUBURBAN HOME.—Design 862-O; in frame and stone $3,000 to $3,500; plans, $20; story heights, 10 ft.; special features: Combination of stone and stained shingles. Beautiful simple color effects can be obtained; combination stairs.



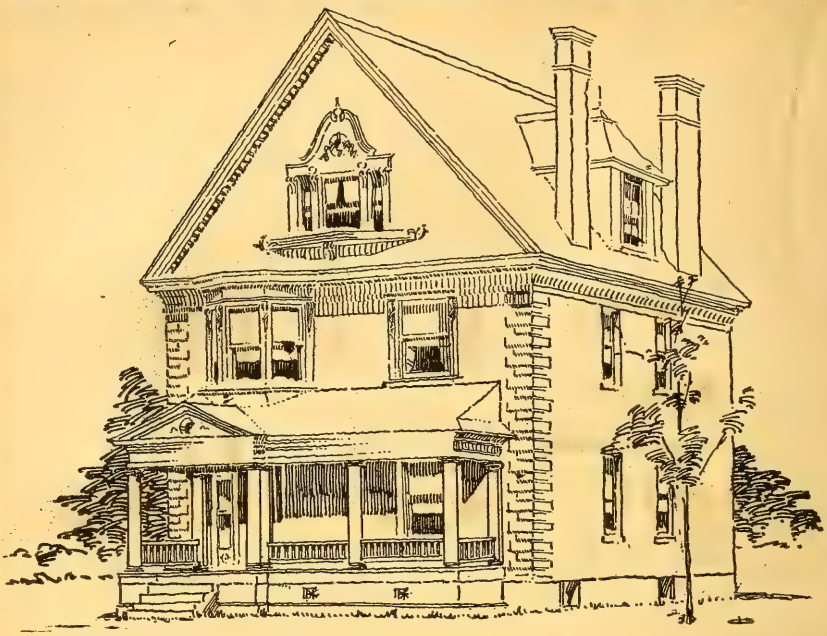
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

AROMA RESIDENCE.— Design 100,041-O; plans, $20; cost in brick, $2,240 to $2,680; story heights, 1 st 10 ft., 2d 9 ft. 6 in.; cellar 7 ft.; special features: bay-shape rooms, attractive stairs, novel porch. See page 65.

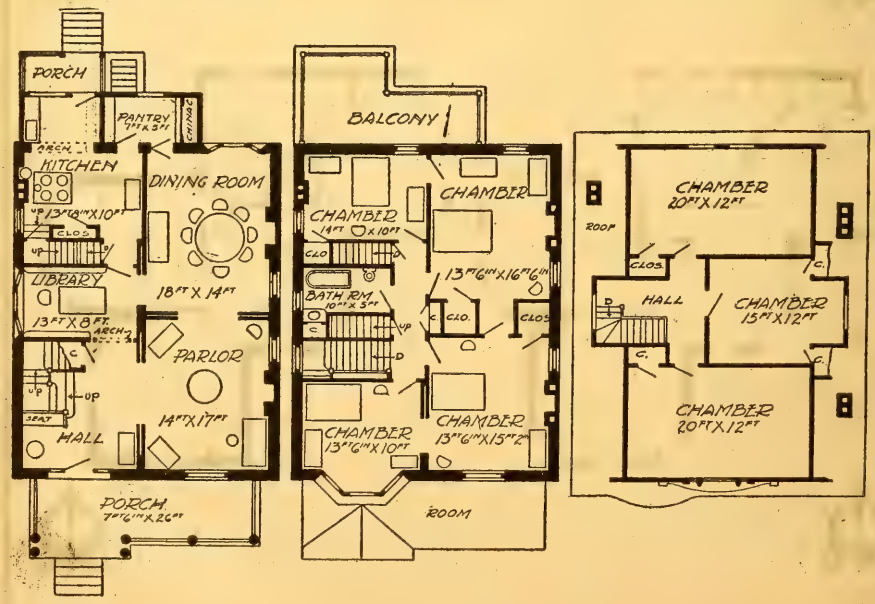


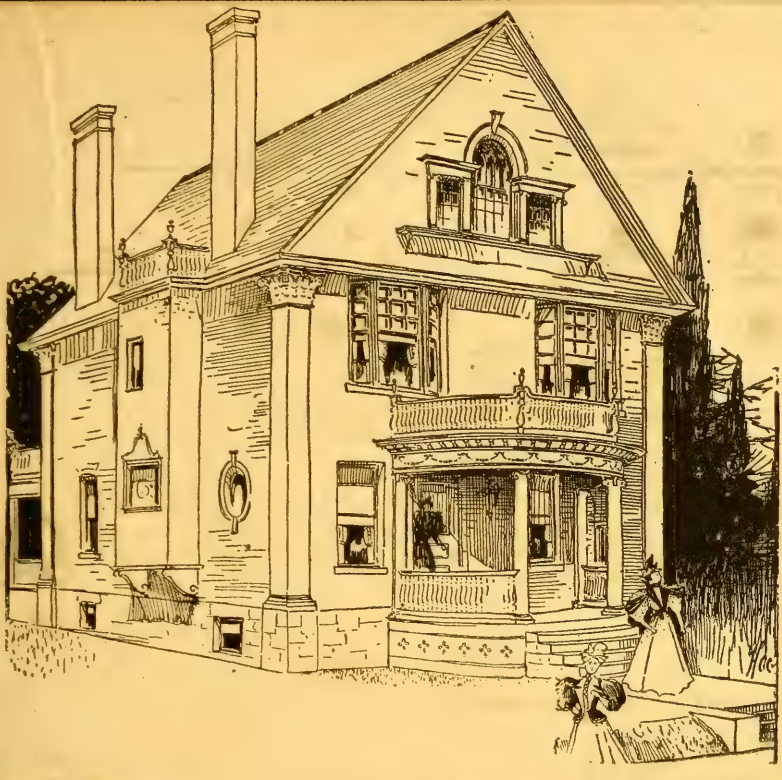


PALEROMA RESIDENCE.—Design 100,047-O; width, 42 ft.; cost, $3,598 to $3,989; plans, $40; story heights, 1st 10 ft.; 2d 9 ft. 6 in.; cellar. See plans on page 601. See page 65.

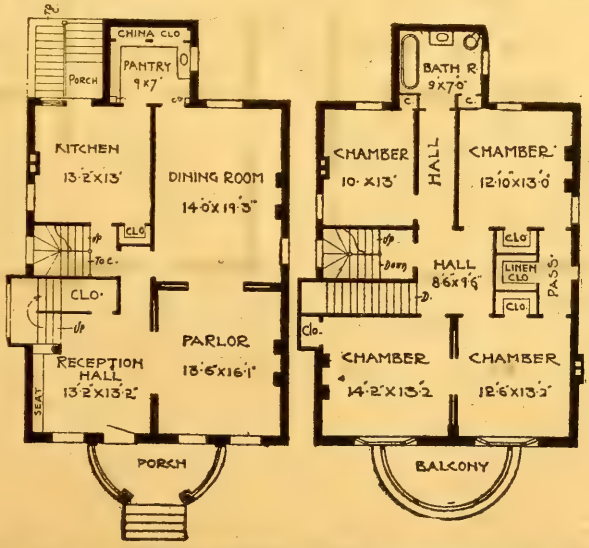


DORCEY RESIDENCE.—Design 100,054-O; size, 30 ft. 6 in. by 38 ft.; cost in brick; $3,982 to $4,268; plans, $35; story heights, 1st 10 ft., 2d 9 ft. 6 in. cut down on sides; cellar 7 ft. 6 in.; special features: Library, stairs side of hall, long dining hall.





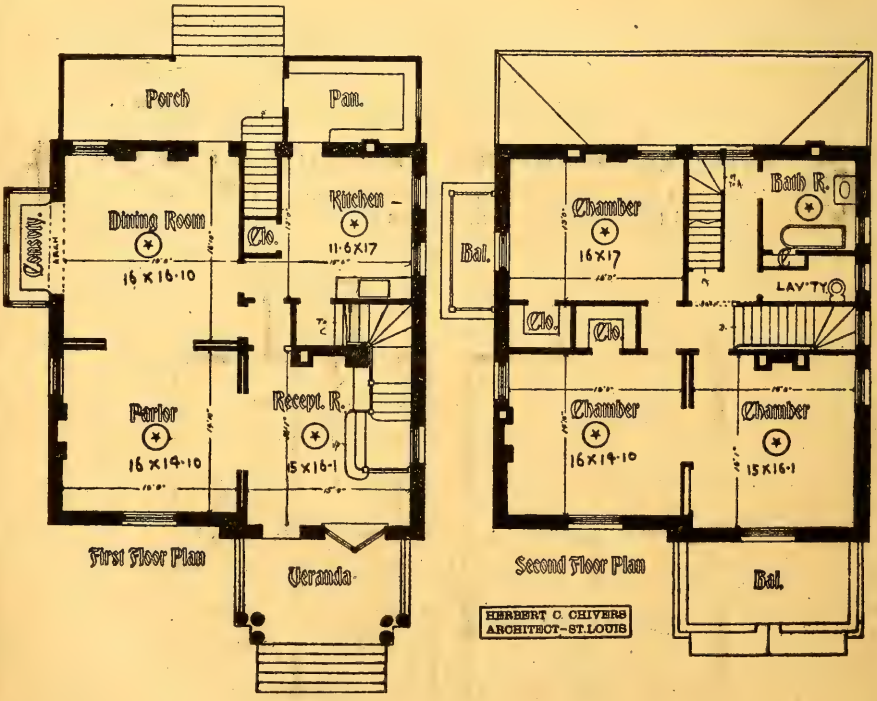
WEST END RESIDENCE.—Design 836-O; in frame, $2,000 to $2,200, in brick, $5,000; plans, $35.; width, 29 ft. 8 in. by 38 ft. 4 in.; story heights, 10 ft.



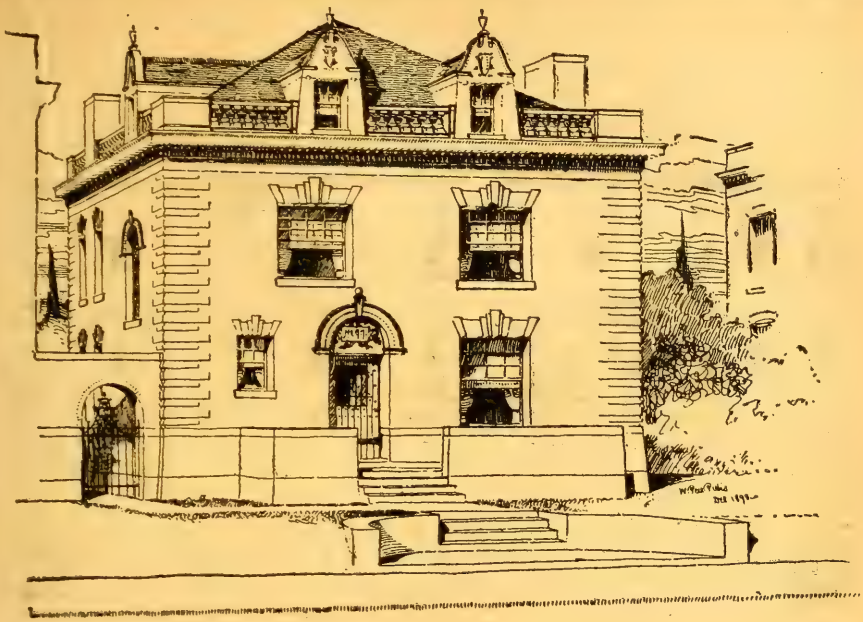
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

Front Elevation — Side Elevation

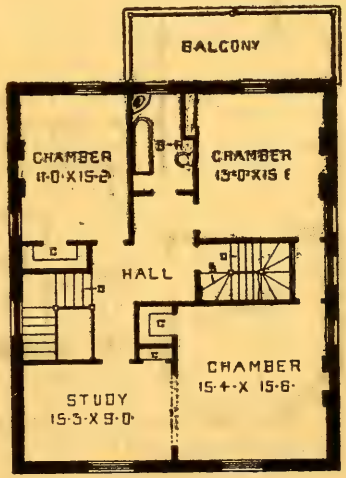
CAMPBELL RESIDENCE.—Design 6010M; in brick, $2,500 to $3,500, in frame, $2,000 to $2,500; plans, $25 in. frame or brick. Special features: Large fire-place in hall; conservatory in dining-room.



First Floor Plan — Second Floor Plan

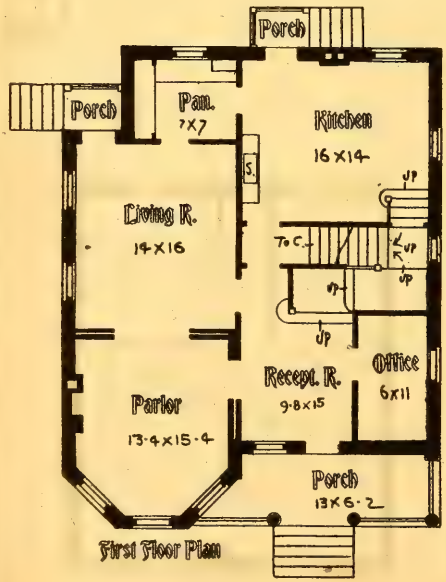


CITY RESIDENCE.—Design 4223-O; in brick, $4,500 to $5,000; plans, $35; width 32 ft. 10 in. by 40 ft; story heights 10 ft. 2 in. and 10 ft. Special features: Connecting front and rear chambers; isolated rear stair.

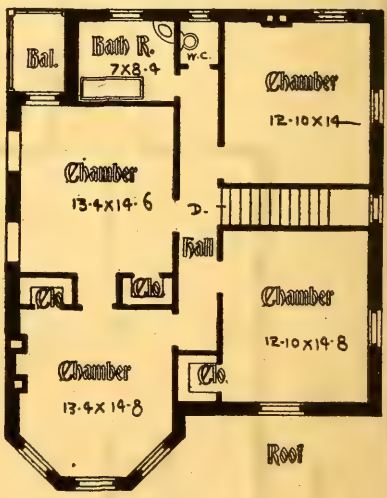


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

BELLEVILLE RESIDENCE.—Design 960-O; in frame, $2,850 to $3,500. in brick, $3,000 to $3,500; plans, in brick $35. Special features: Office in front; back porch entrance to dining-room.

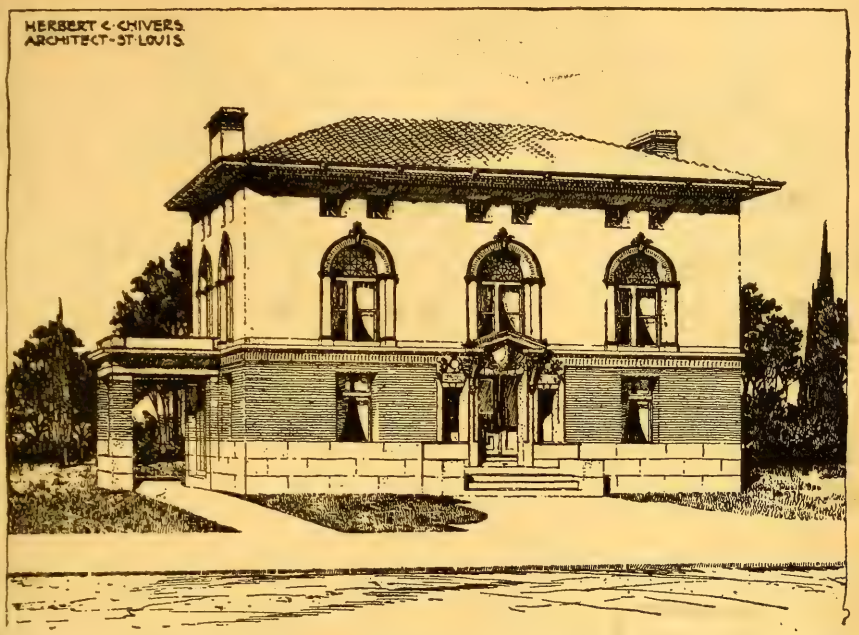


First Floor Plan

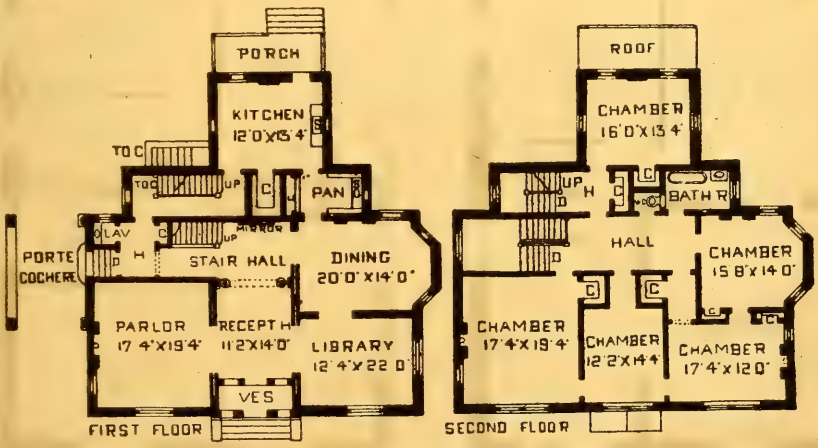


Second Floor Plan

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



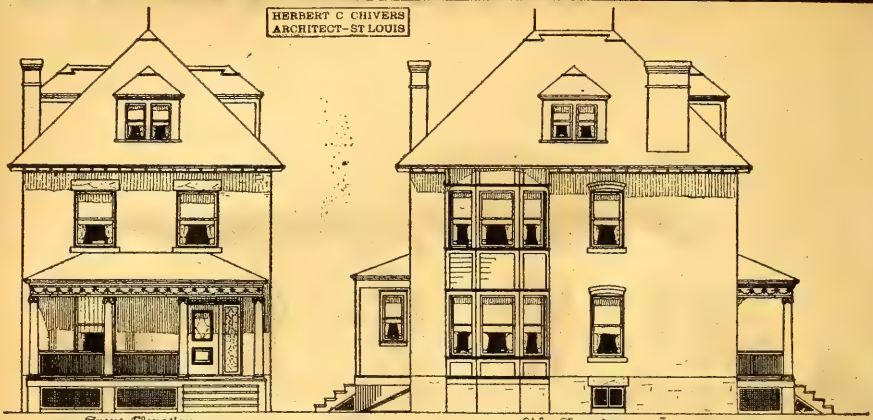
CITY RESIDENCE.—Design 1025-O; plans, $75 with any changes; cost $7,500 to $8,500.



Anderson Cottage. Continued from page 664.

(Townslee) parlor and hall with cut-off corners and windows on first story only, giving pleasant outlook; with side entrance under stairs and porch extending from parlor window around an equal distance on stair side.

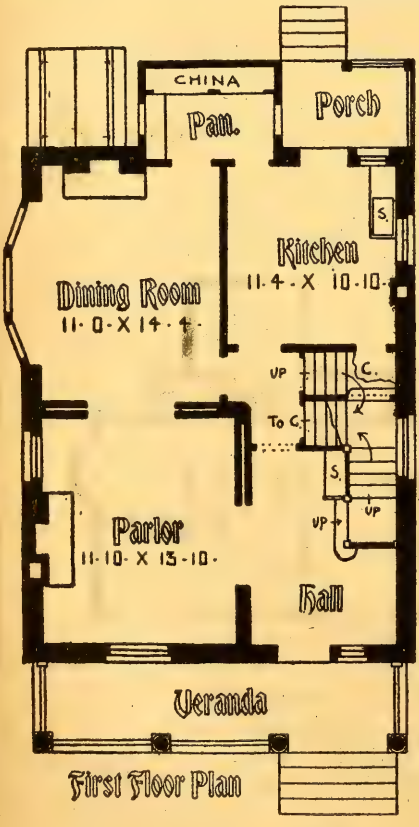
HERBERT C CHIVERS
ARCHITECT-ST LOUIS



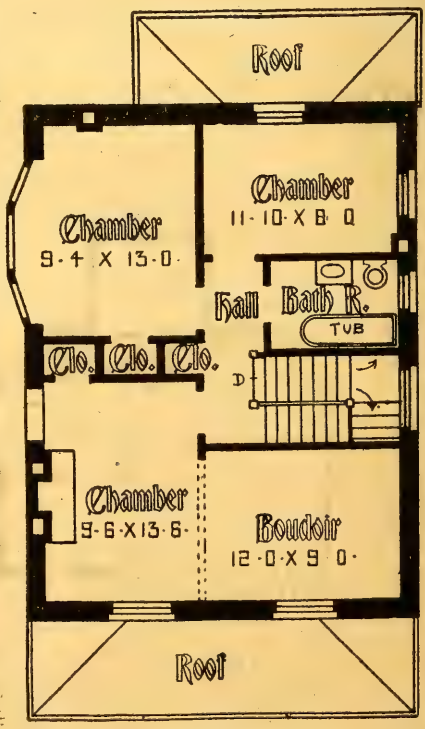
Front Elevation — Side Elevation

ANDERSON RESIDENCE.—Design 6021-O; in frame, $1,300 to $1,500; in brick, $1,600 to $1,800; plans, $10 in brick or frame. Combination stairs. Modification No. 2,

Continued on page 663.

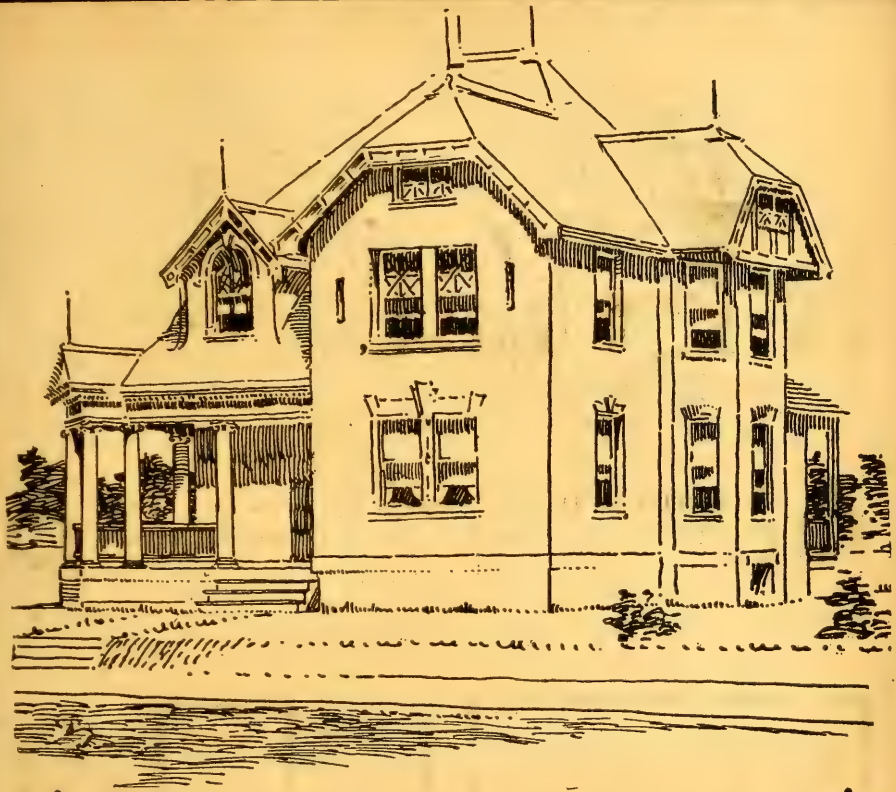


First Floor Plan

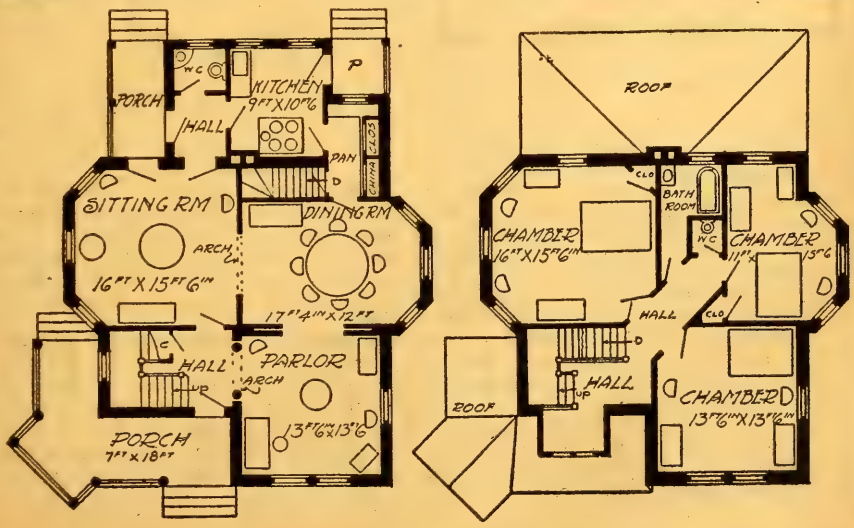


Second Floor Plan

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

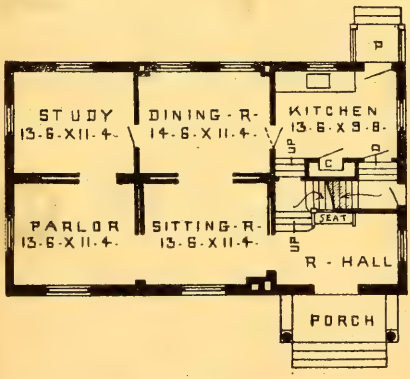


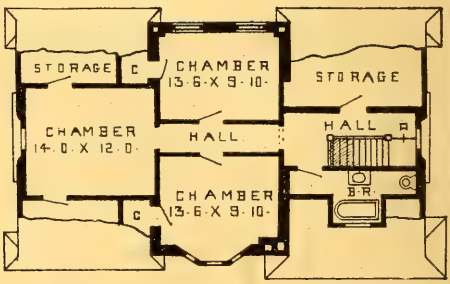
EUCLID RESIDENCE.—Design 100,049-O; plans, $20. size 29x44; cost in brick, $2,580 to $2,789; story heights, 1st 9 ft. 6 in, 2d 9 ft. 6 in.; cellar 7 ft. 6 in. width, 28.6, in.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

DWIGHT RESIDENCE.—Design 9742-O; cost in brick, $2,500 to $2,800; plans, $20. story heights, 9 ft. 4 and 8 ft. 6 in.

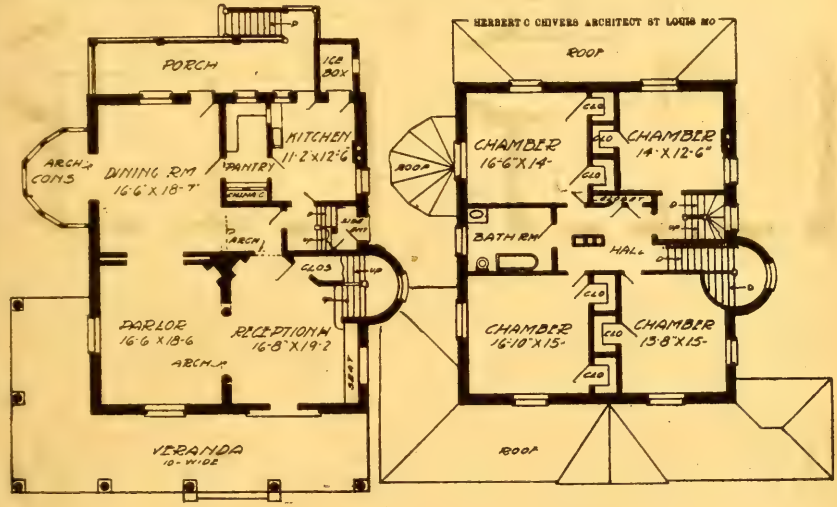


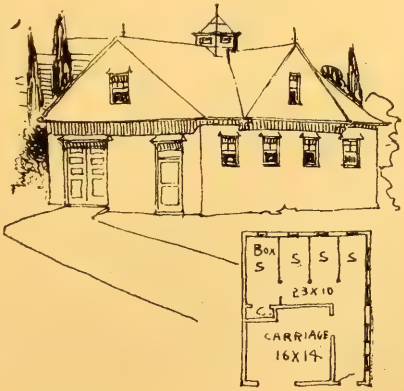


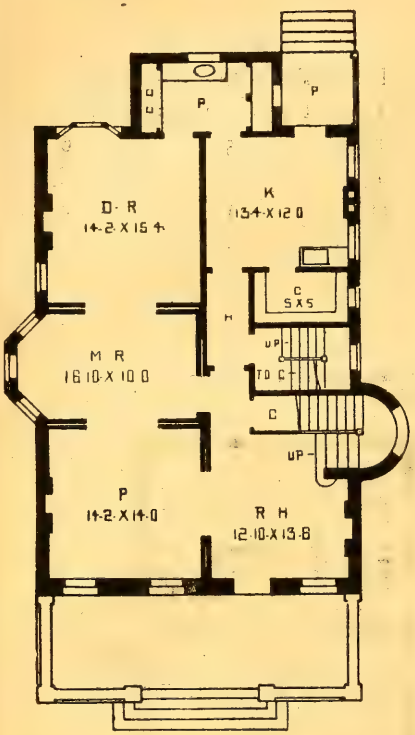
When I wrote you for the cottage designs, possibly you mistook me for some one expecting to build. I am a builder, not one of those arch-i-tect builders either, that you speak of, but just a plain every-day builder. I do lots of building through the country where I have to draw plans, but not by choice, by any means. I have tried to explain to my patrons the importance of an experienced architect many times, but many of them cannot see the difference between an architect and builder.

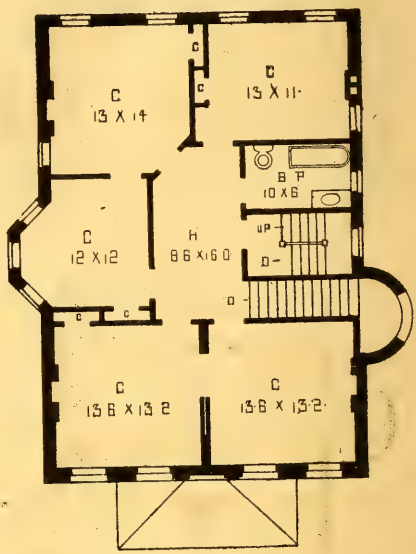
In this country a builder is generally expected to make plans and details and look after the work in general, and lots of patrons do not seem to think that it is much of a job and do not want to pay much for it. If every builder was like myself, they would put more stress on the importance of an architect and take lots of work off their own hands which is not in their line and to which they are not fitted. I have studied over your designs and must say that they are as good cottage plans as I ever saw.—Harry Kramer. (Builder) Rushsylvania, O.

CAPE RESIDENCE.—Design 100,-026-O; cost, $5040 to $5540 in brick, plans, $40; size 35 ft. by 40 ft. 6 in.; special features: Brick house; large rooms; side entrance; wide verandas; attractive conservatory.









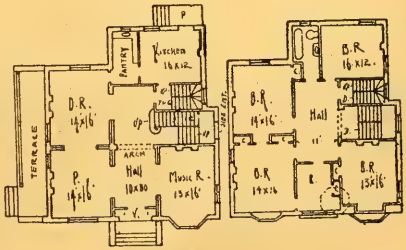
CITY RESIDENCE.—Design 1010M; (see design on page 669); in brick, $5,500 to $6,500; plans,-$50.

MONKTON RESIDENCE.—Design 100,052-O; cost, $2,-498 to $2,892; plans, $20; story heights, 1st 9 ft. 6 in., 2d 9 ft.; cellar, 7 ft. See Woodbine residence. Suitable for a physician's office. See plans on page 600.

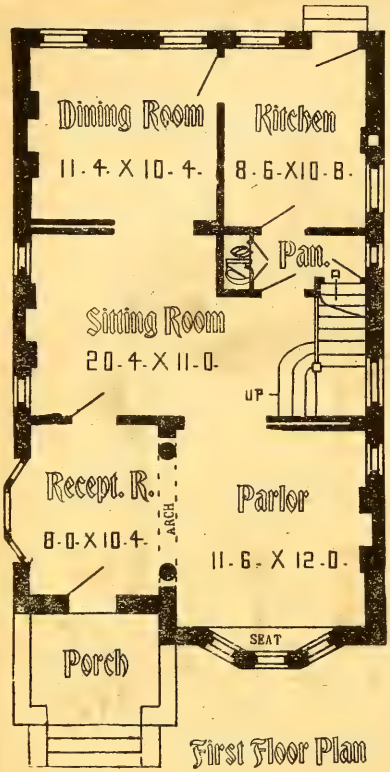
ESTELLA RESIDENCE.—Design 30-O; cost, $2,492 to $2,596; size, 31 ft. by 55 ft. 6 in.; story heights, 10 ft. and 9 ft. 4 in.; plans, $20. See Edgefield residence on page 605.

Estella Res. No. 2, Hetz design, same as above, with side entrance and porte-cochere; with 3x6 bay under porch to reception room, and no vestibule, same as in Volga City Res.; with 14x16 dining-room. See plans on page 608.

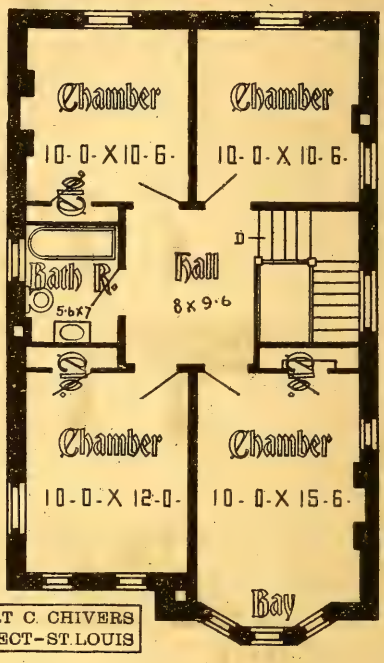
DELMAR RESIDENCE.—Design 1010·O; plans $25; (see plans on page 668).



READING RESIDENCE.—Design 841M; cost to build in stone and shingles, $3,000 to $3,800. Makes a very artistic front.



First Floor Plan



HERBERT C. CHIVERS
ARCHITECT-ST. LOUIS

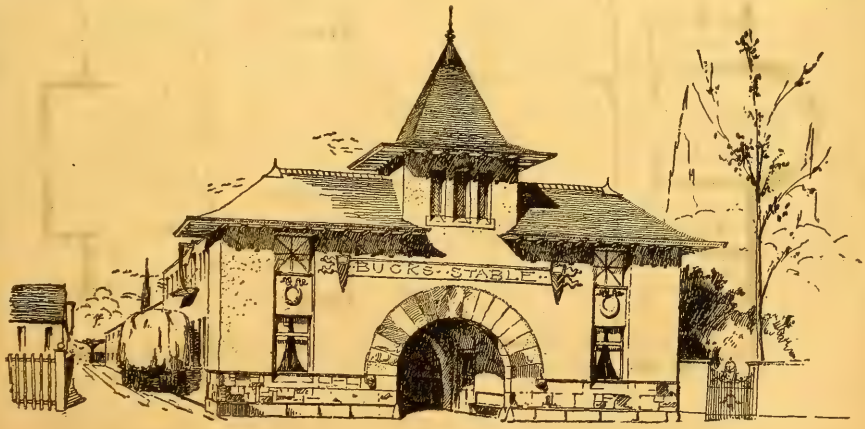
Second Floor Plan

DETROIT RESIDENCE.—No. 2, French design, same as above, with stairs in reception hall, going up in bay window; with 16x12 sitting-room; with bath opening into kitchen, where pantry now is; with serving pantry built in rear; with bath above and five chambers. See design on page 671.

The Board of Education is under many obligations to you for the interest you have taken in our new High School, which you prepared plans of, and any good turn we can do you at any time will be cheerfully done.—Ralph Wammock, President, Bloomfield, Mo.

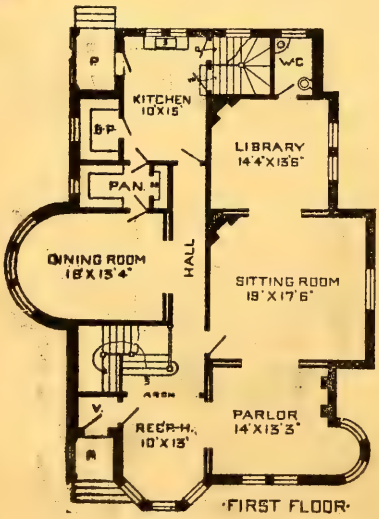
Plans arrived all right and the cottage is being built according to the details. Everything is very satisfactory and no changes are necessary from the original Five Dollar plan, which we purchased from you.—Mrs. J. C. Preston, Portland, Maine.

DETROIT RESIDENCE.—Design 8258-O; in frame, $1,500, in brick, $1,900, plans, $25. (see plans on page 670), Special features: Attractive central sitting-room.

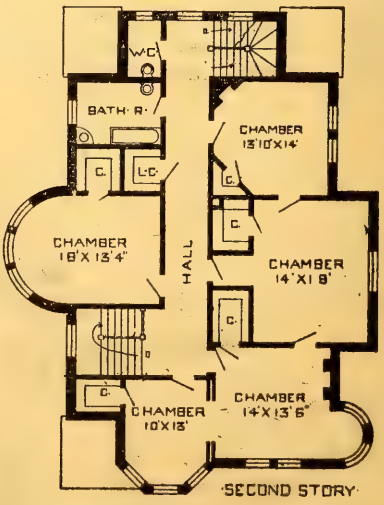


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

STONE RESIDENCE.—Design 887M; cost to build in stone, $7,750 to $8,700, in brick, $6,500, in frame, $4.000; plans, $95.



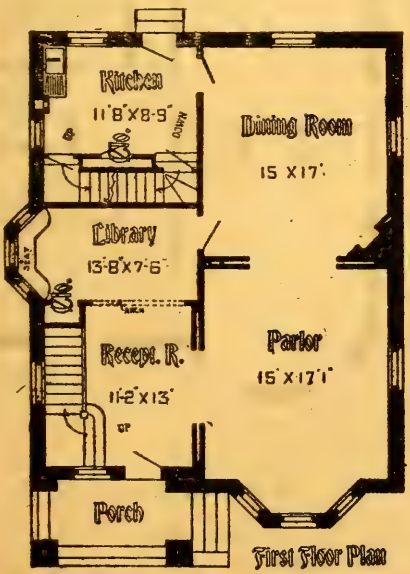
FIRST FLOOR

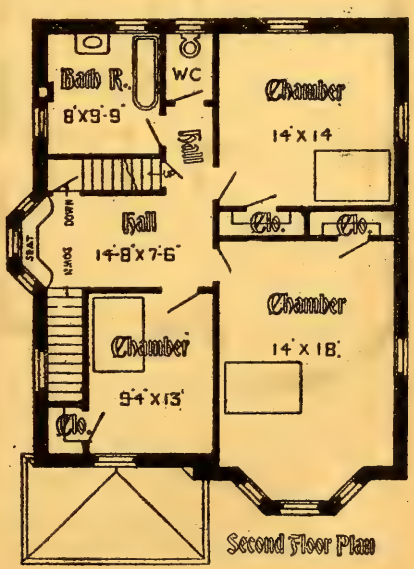


SECOND STORY

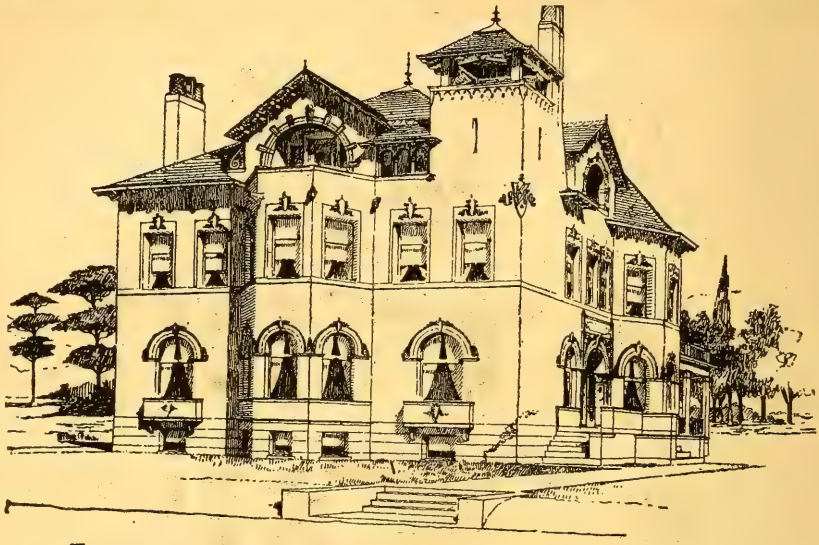
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

CINCINNATI RESIDENCE.—Design 9298M; in brick, $3,200 to $3,500; in frame, $2,000 to $2,200; plans, $35 in brick, $25 in frame; width, 29 ft. 4 in by 37 ft. 6 in.; width over all 32 ft; story heights, 10 ft. Special features: Attractive library back of reception room; similar room above.

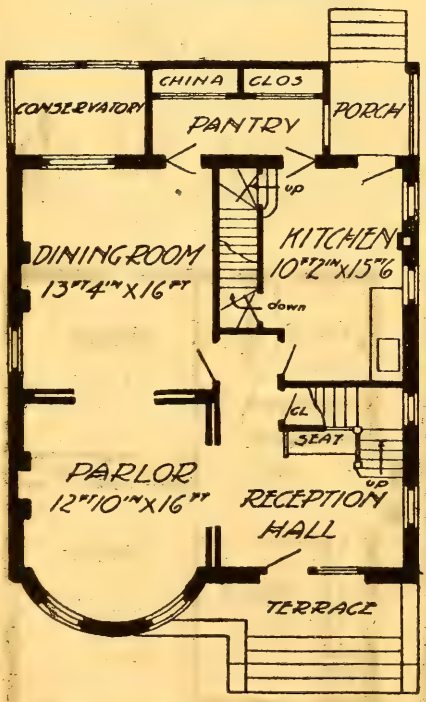




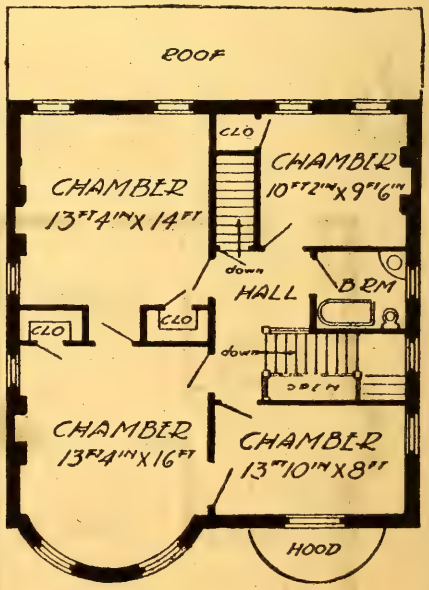
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



A CITY RESIDENCE.



PLAN OF FIRST FLOOR

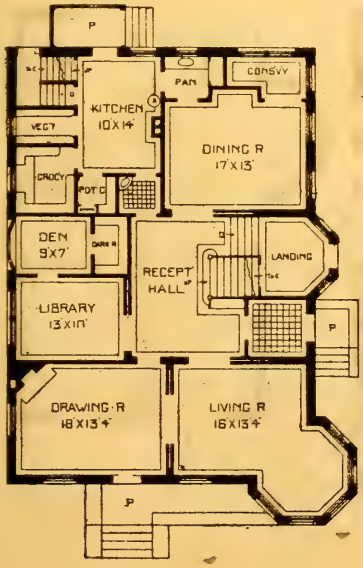


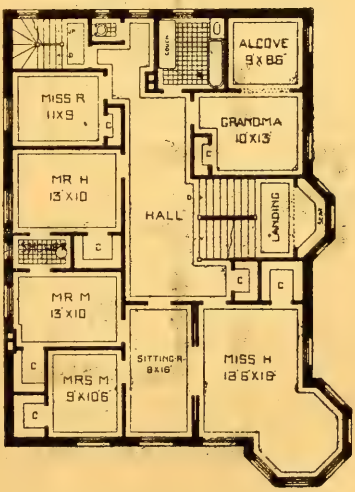
PLAN OF SECOND FLOOR

BUFFALO RESIDENCE No. 2.—See page 695. Cost $2,500 to $3,000; plans $40. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

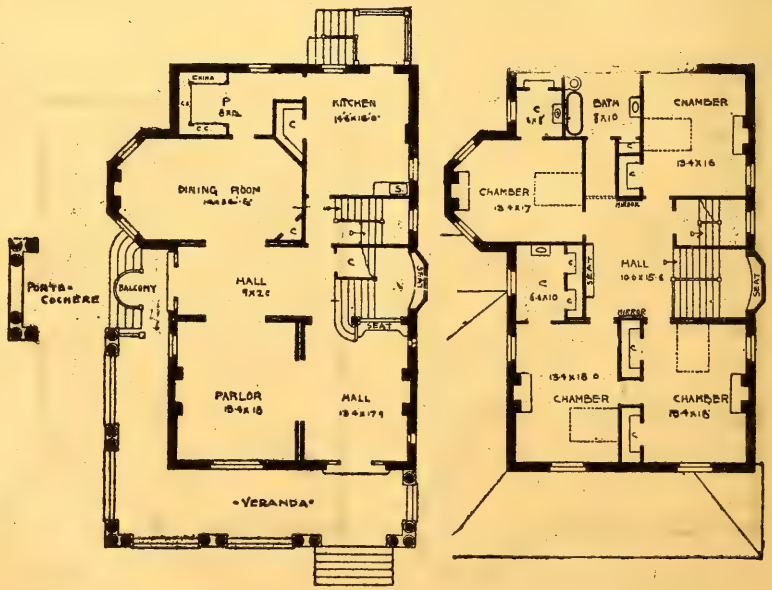
DENVER RESIDENCE.—Design 4510M; in brick, $7,000 in stone, $10,000; plans, $150.





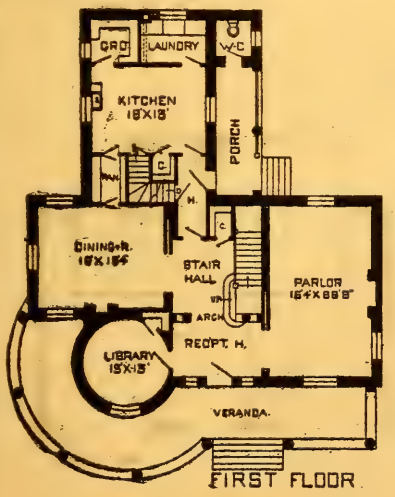
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

WEST END RESIDENCE.—Design 849M; in brick, $7,200 to $7,900; plans, $56.

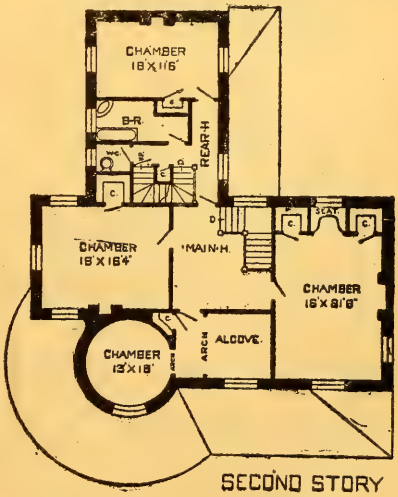


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

NEW ORLEANS RESIDENCE..—Design 827M; in frame, $3,500, in brick, $5,600, in stone, $6,500; plans, $48 with any changes desired. Special features: Clean-cut substantial appearing exterior; large parlor, 16 ft. 4 in. by 26 ft. 8 in.



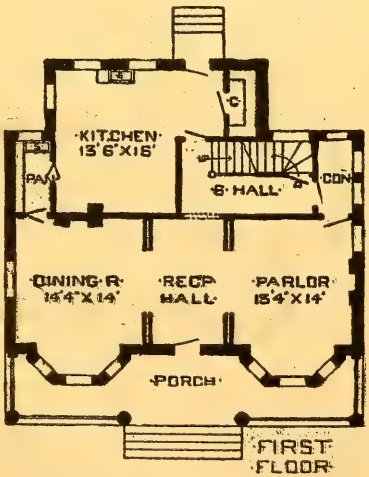
FIRST FLOOR

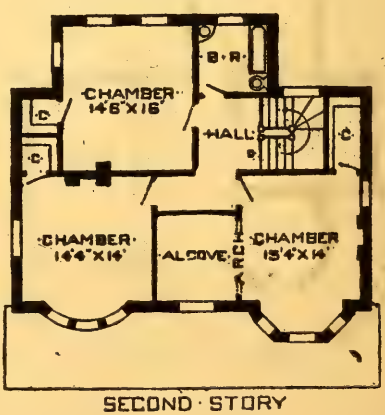


SECOND STORY

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

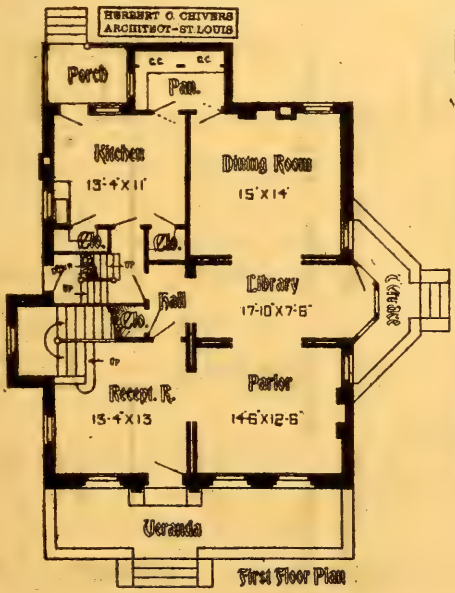
A CITY HOUSE.—Design 868M; in brick, $3,800 to $4,500; in frame, $2,500 to $3,000; plans, $25 in brick or frame (with any changes). Special features: Main stairs so arranged as to serve equally well for front or rear stairs; conservatory back of parlor; grade entrance to cellar and rear hall can be had.



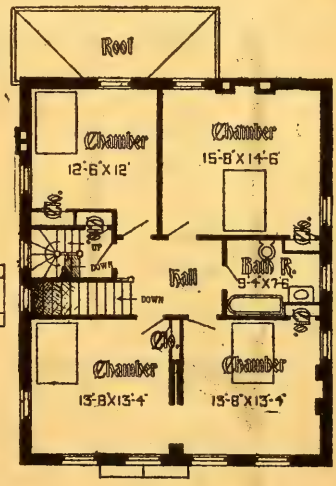


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

PENNSYLVANIA RESIDENCE.—Design 9240M; size 30 ft. 6 in. by 38 ft; in brick, $3,494 to $3,900.

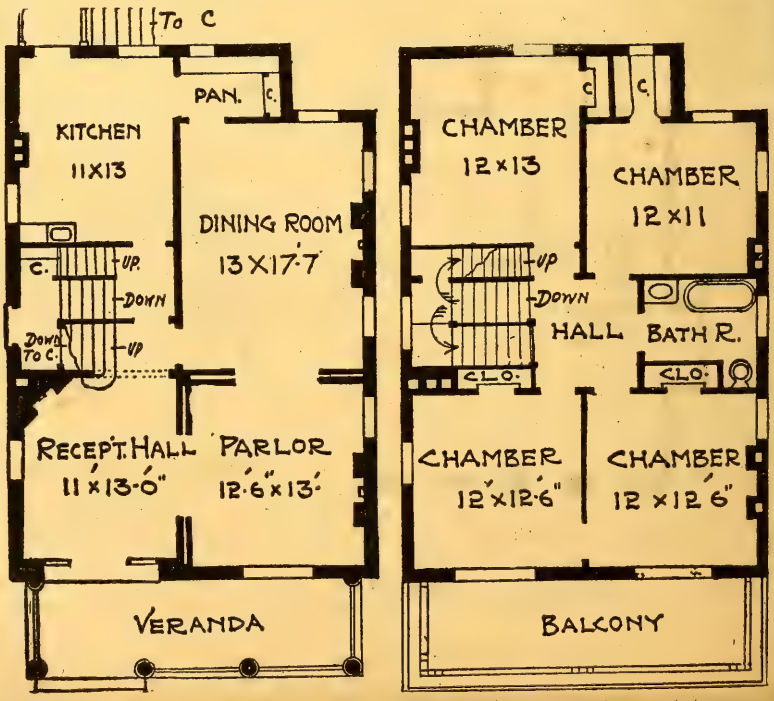


First Floor Plan

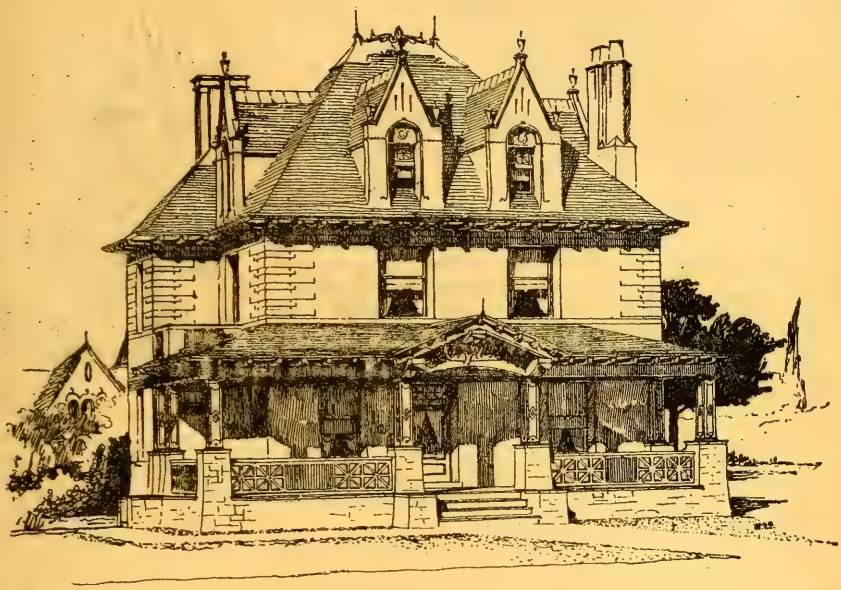


Second Floor Plan

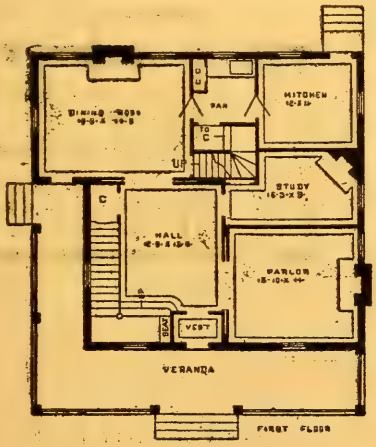
ALTA-SITA RESIDENCE.—Design 1029M; in frame, $1,500; in brick, $3,200; plans, $25.

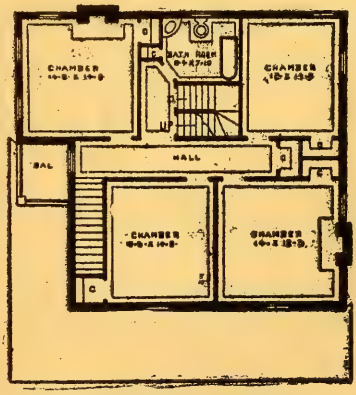


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

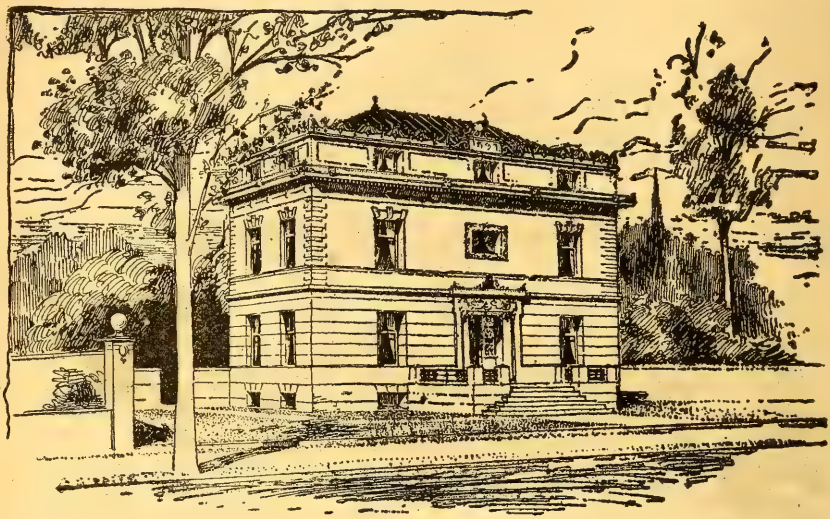


BUTLER RESIDENCE.—Design 4200M; in brick $3,500 to $4,500; plans, $35 with any changes. Special features: Well balanced exterior.

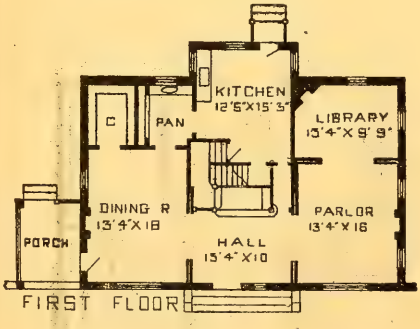


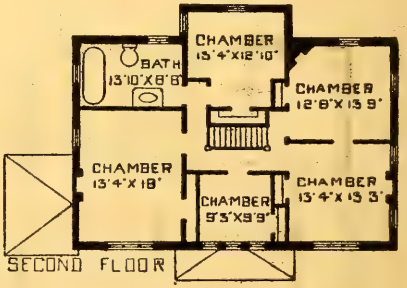


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

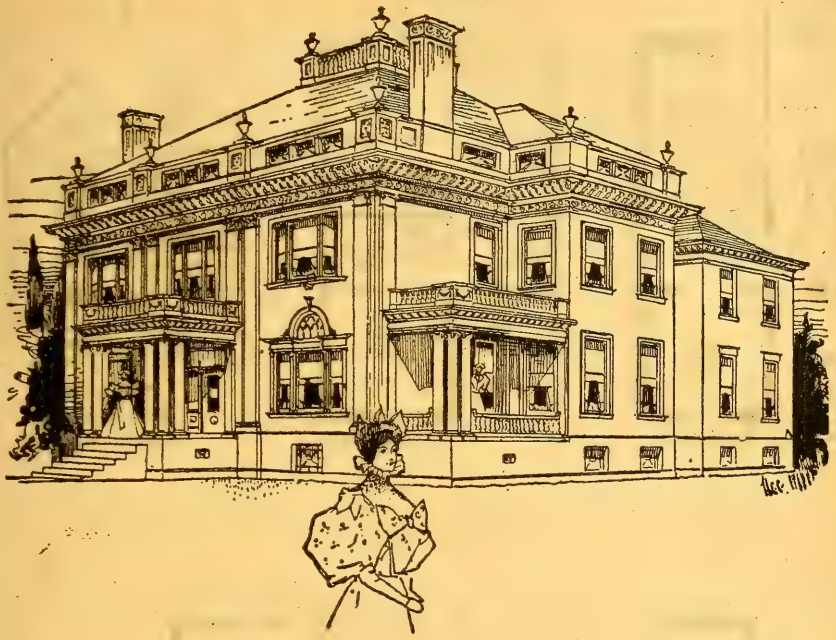


CITY RESIDENCE.—Design 1035M; in frame $2,500 to $3,000; in brick $4,500 to $5,900; plans $25. Special features. Dignified classic city house, economical to build; large social room on third floor.

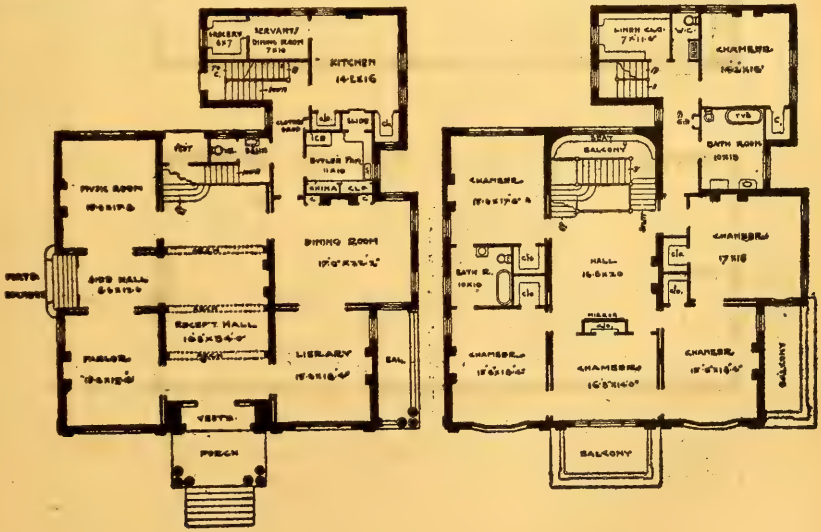




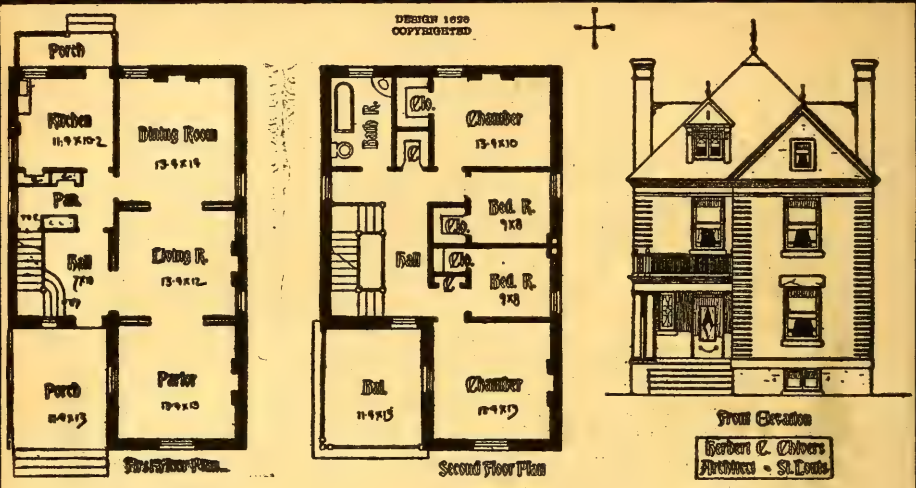
The plan was quite satisfactory and we like our cottage very much.—Wyllys Pettit, Ridge Road, N. Y.



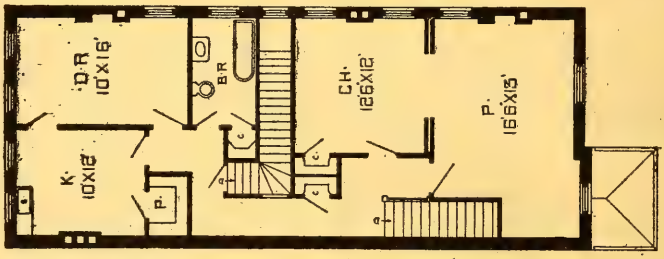
CITY RESIDENCE.—Design 840M; in brick $26,000; plans $500 with any changes desired.

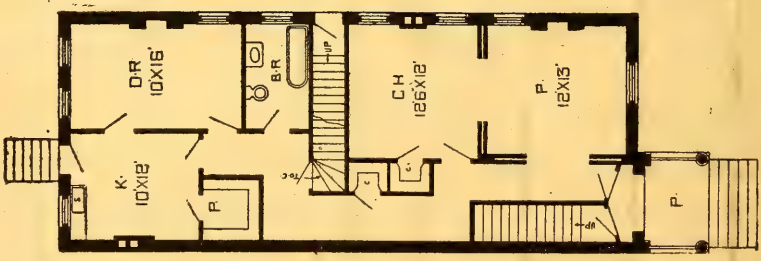


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



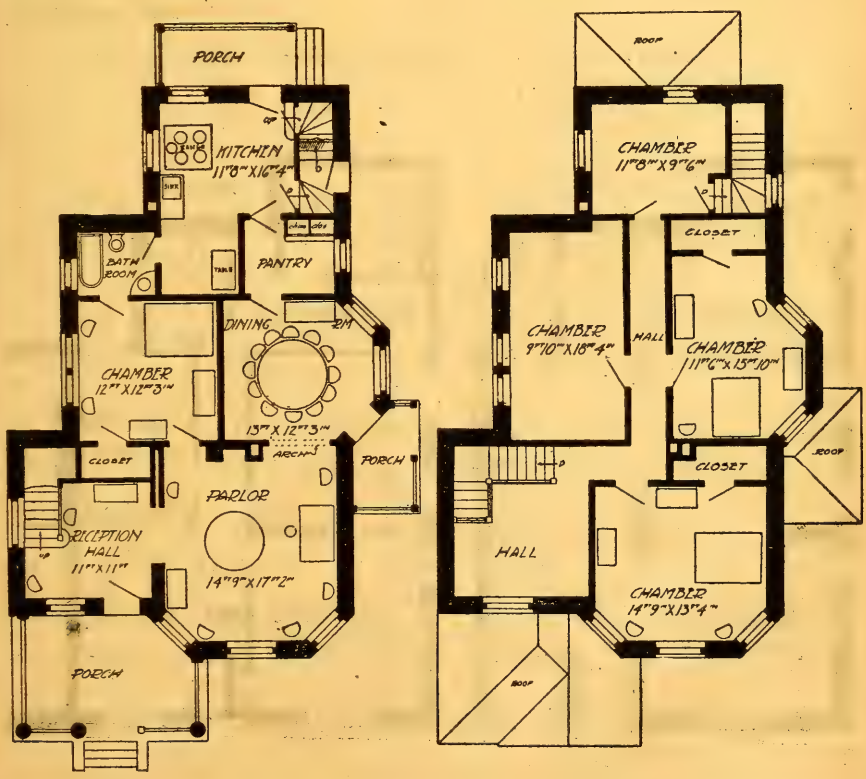
CAMPBELL RESIDENCE.—Design 6027M; in brick $2,-500 to $3,000; in frame $2,200;plans $25.



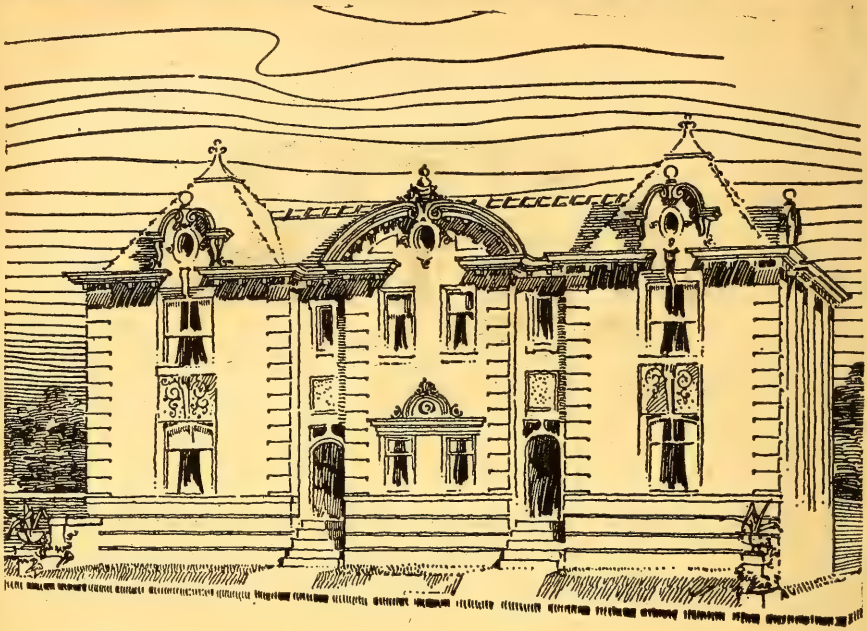


BRICK FLATS.—Design 4080-O; cost in brick $2.750 to to $3,200; plans $20.

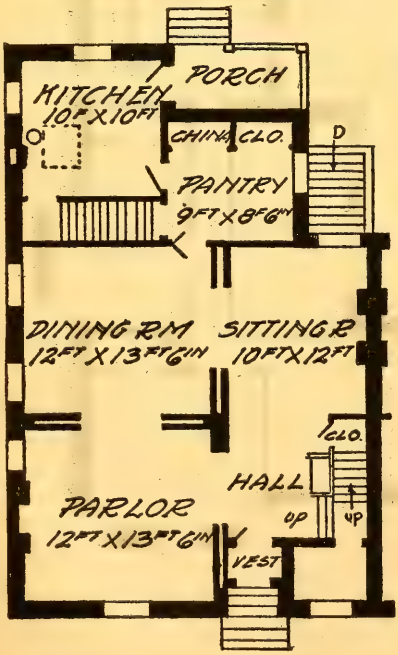
MORRISON RESIDENCE.—Design 1048M; cost in stone $3,500 to $4,500; plans $45.

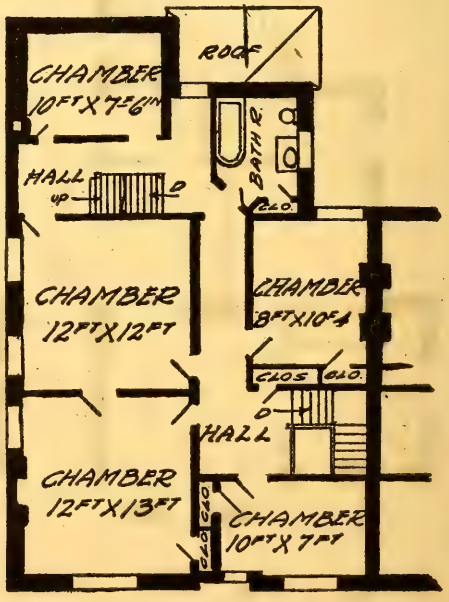


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



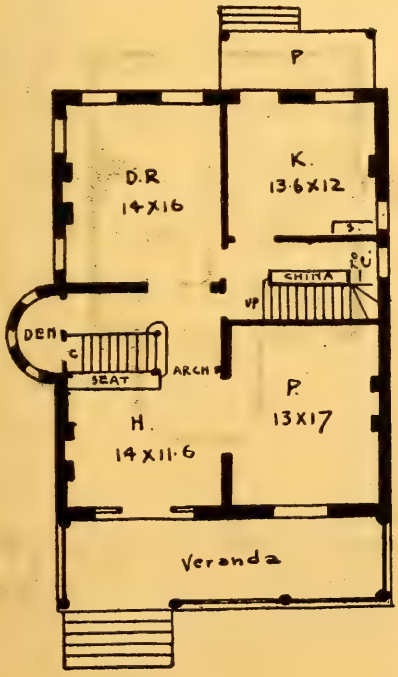
DOUBLE HOUSE.—Design 418M; cost in brick $5,500 to $7,800; plans $75.

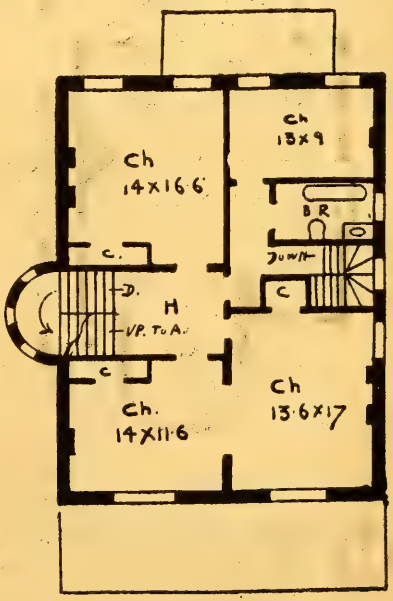




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

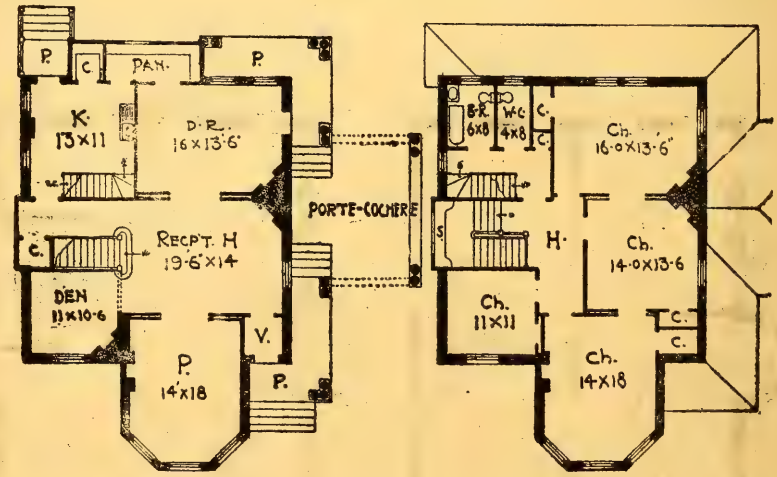
NEWARK RESIDENCE.—Design 1134M; in brick $3,500 to $4,500; plans $25.





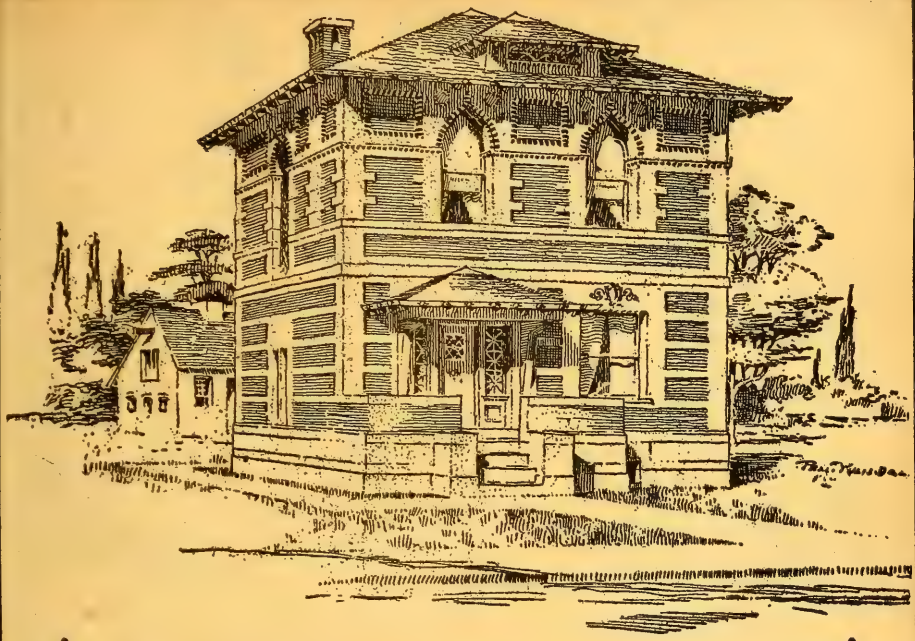
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

JERSEY CITY RESIDENCE.—Design 1050M; in frame $3,500 to $4,500; in brick $4,000 to $4,900; plans $45. Special features: Central reception hall and sitting-room, and den in connection; parlor well ventilated,

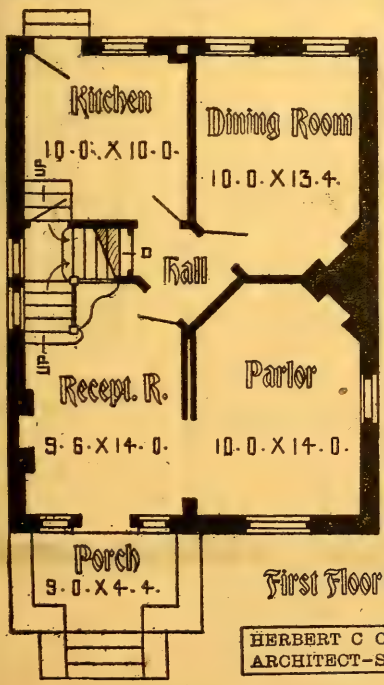


See plans and design on page 698.

CITY HOUSE.—Design 8259M; in brick $2,595 to $3,500; plans $35. Special features: Ground floor reception room; desirable room space not cut up by stairs.

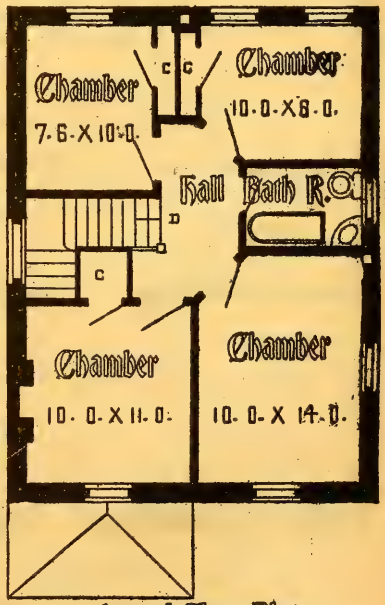


CITY HOUSE.—Design 8260M; in frame, $1,250 to $1,494; in brick, $1,470 to $1,654; plans, $25; size, 22 ft. by 30 ft. Special features: Compact plan; combination stairs.



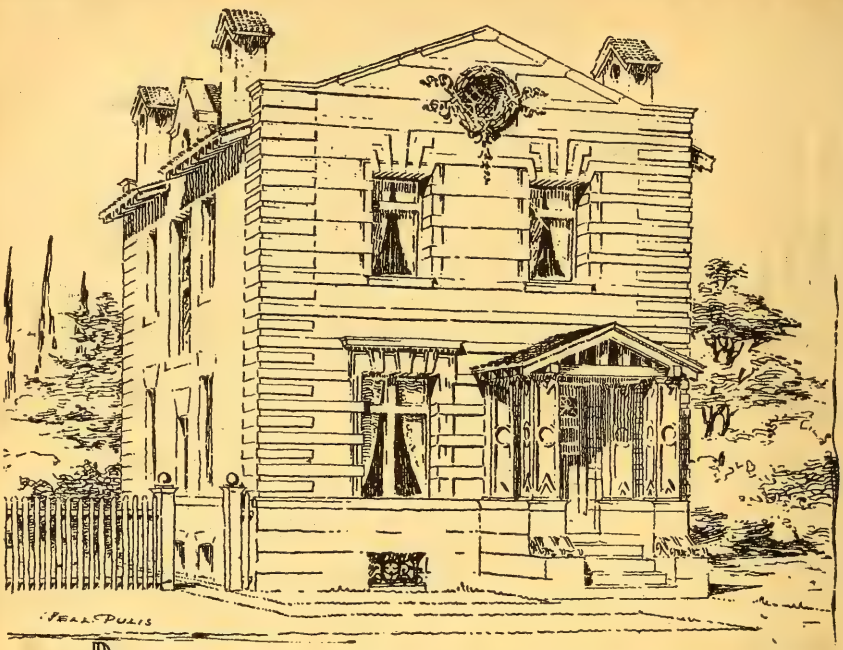
First Floor Plan

HERBERT C CHIVERS
ARCHITECT-ST.LOUIS

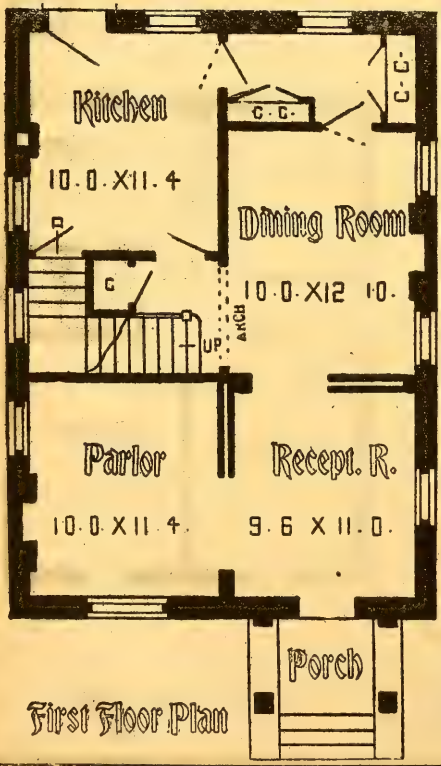


Second Floor Plan

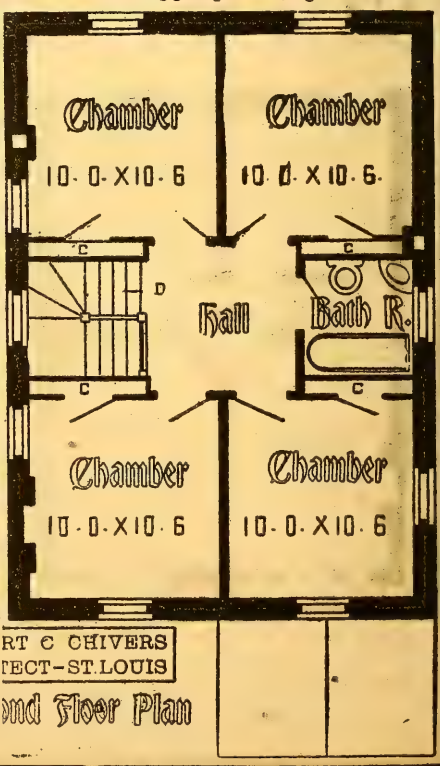
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



DESIGN 8254M; in brick $1,700; in frame $1,350; plans $25.



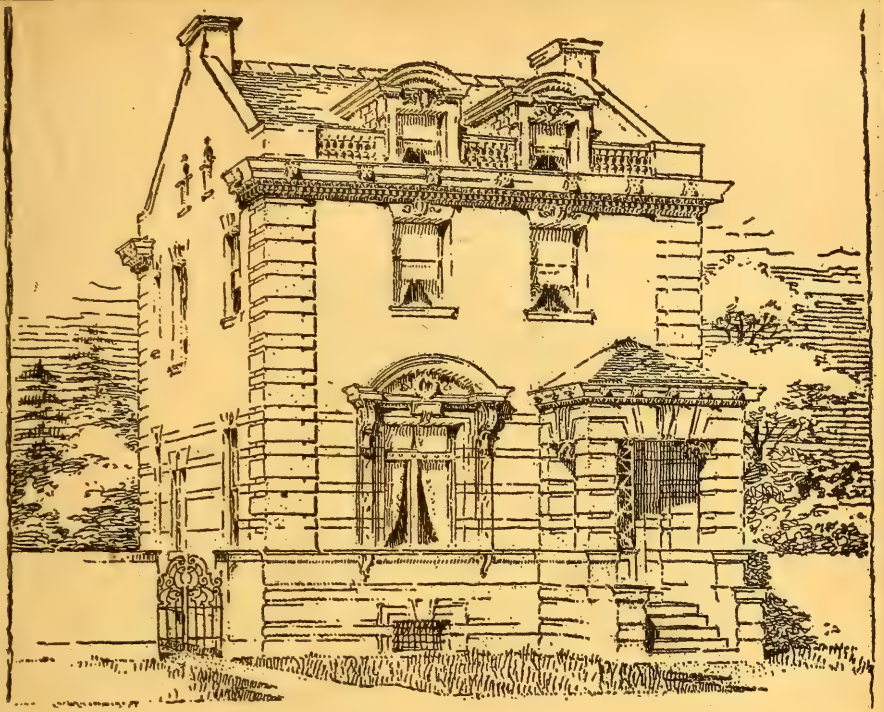
First Floor Plan



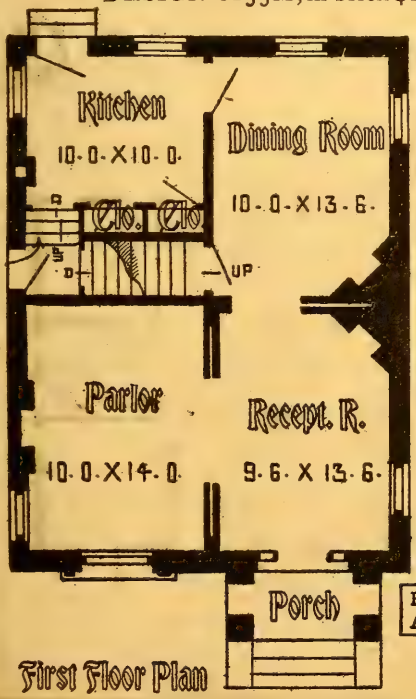
RT C CHIVERS
ECT-ST.LOUIS

nd Floor Plan

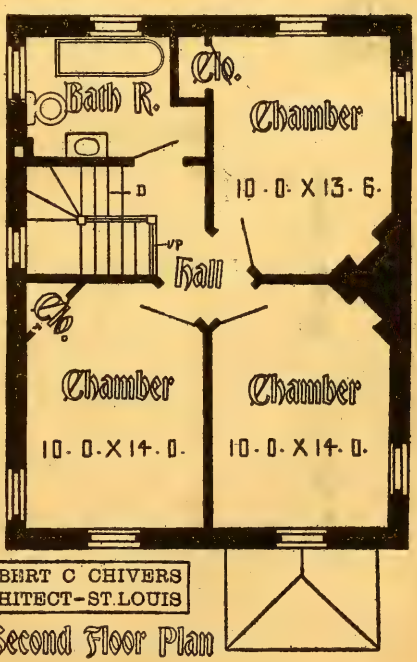
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



DESIGN 8255M; in brick $1,700; in frame $1,200; plans $35.



First Floor Plan

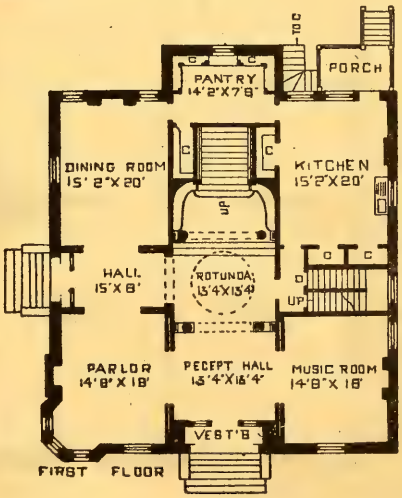


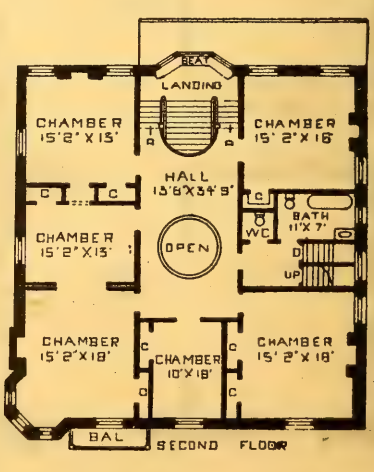
HERBERT C CHIVERS
ARCHITECT-ST.LOUIS

Second Floor Plan

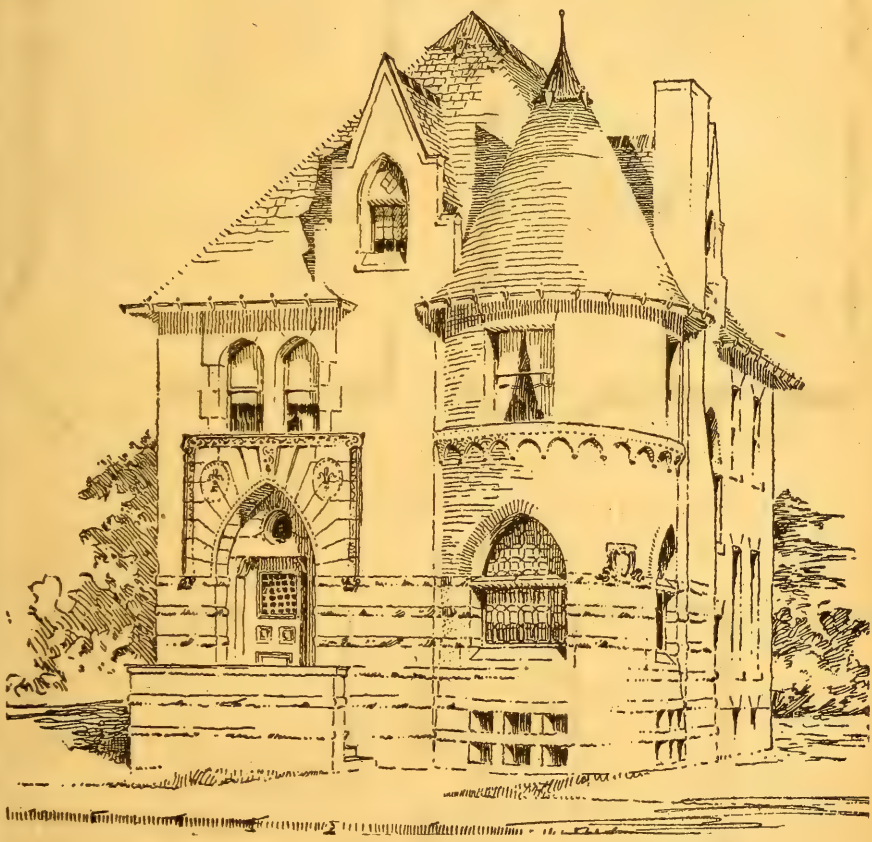
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

CITY RESIDENCE.—Design 1019M; in brick $8,000 to $10,000; plans $50; social room 30 ft. by 30 ft above.





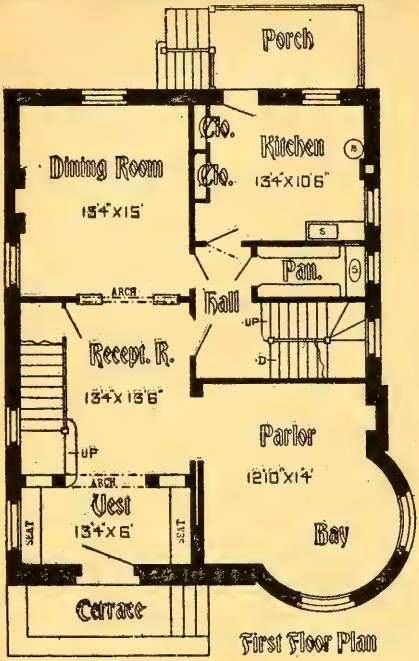
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



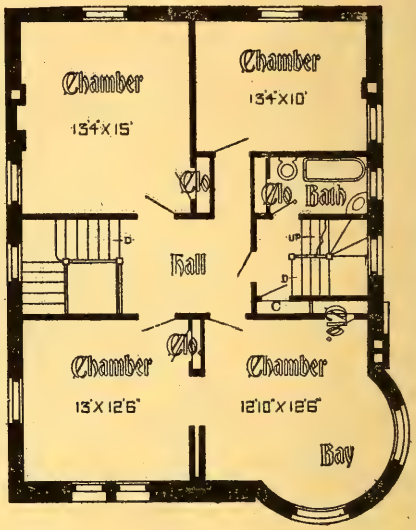
CITY RESIDENCE.—Design 8253M; in frame $3,280; in brick $4,500; plans $25. Special features: Servant can go to attic without passing through main part of house.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

HERBERT C. CHIVERS
ARCHITECT-ST. LOUIS

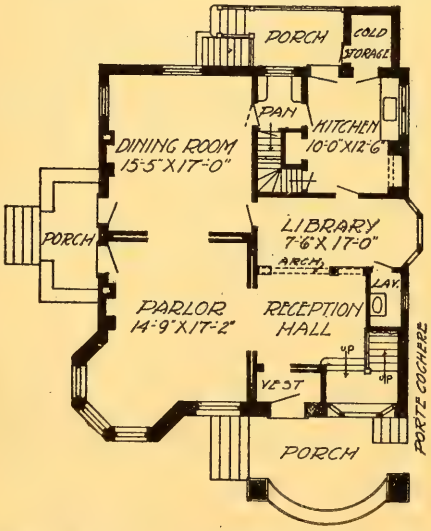


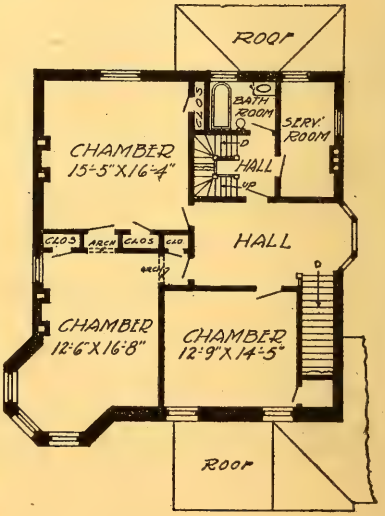
First Floor Plan



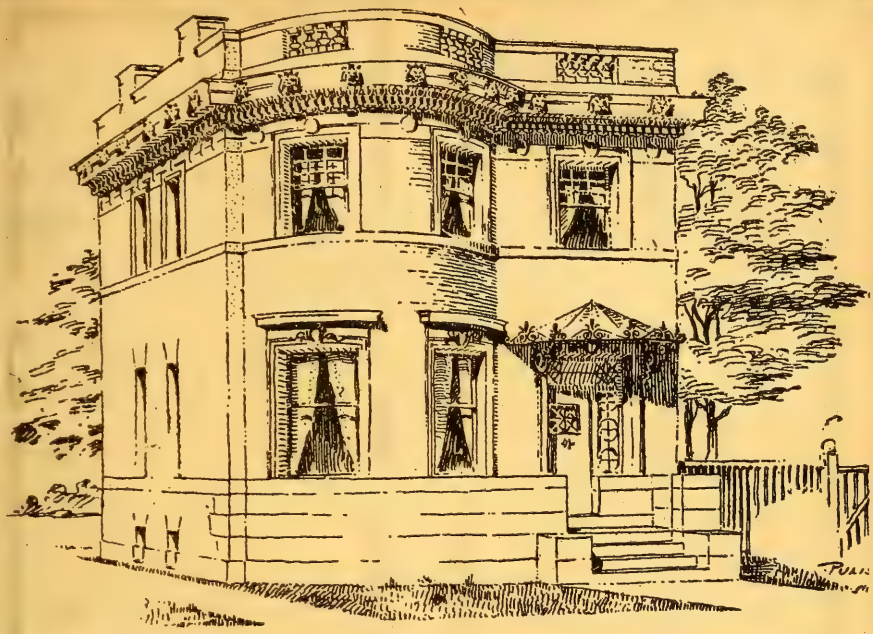
Second Floor Plan

CITY RESIDENCE.—See opposite page.

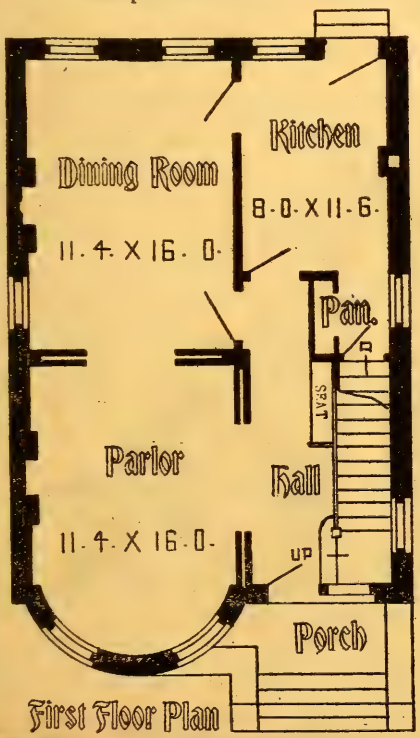




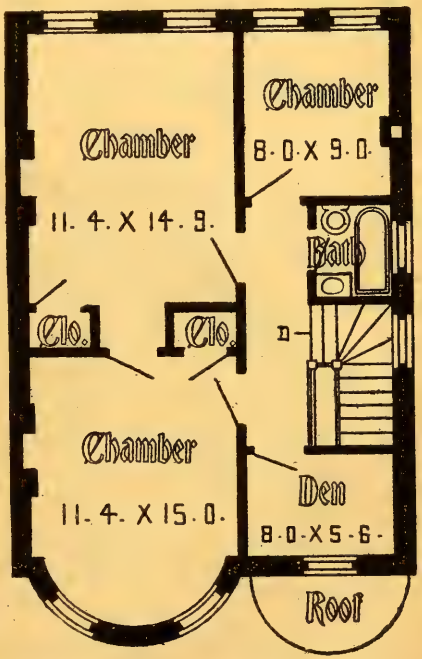
FAUSTON RESIDENCE.—Design 64 on page 696; cost $3,250 to $3,999 in brick; size 33 ft. 5 in. by 38 ft.; story heights 10 ft. Special features: Very complete plans $15.



BUFFALO RESIDENCE.—Design 8251M. See page 674 for plan No. 2. In brick $1,632 to $1,992; plans $45

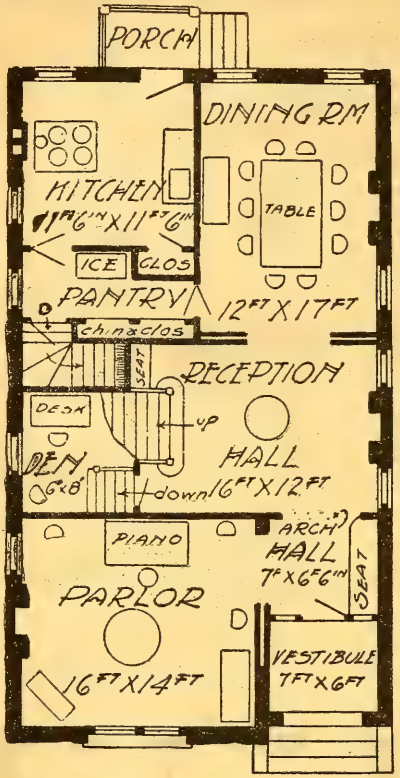


First Floor Plan

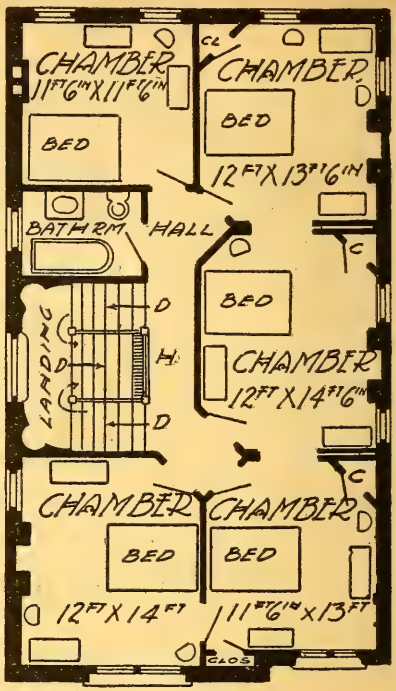


Second Floor Plan

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



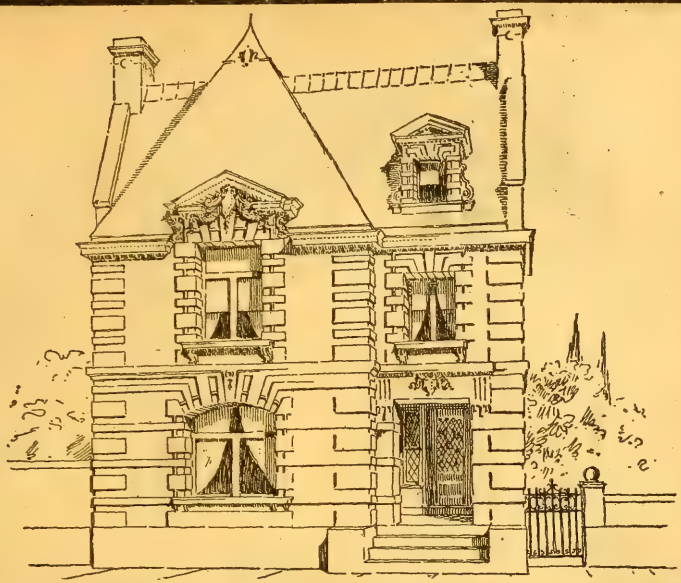
PLAN OF FIRST FLOOR



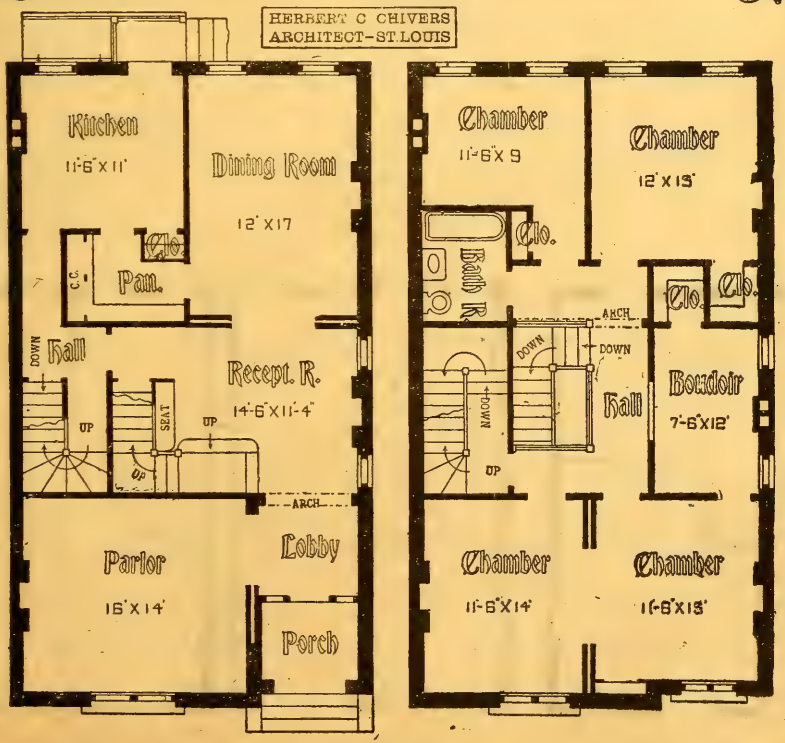
PLAN OF SECOND FLOOR

TROY RESIDENCE.

FAUSTON RESIDENCE.—See plans on page 694.

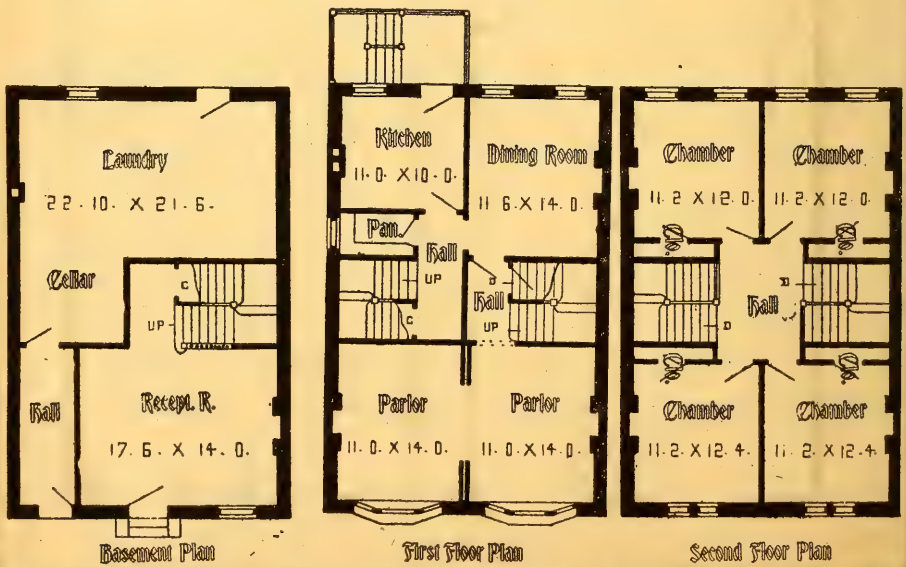


TROY RESIDENCE.—Design 8272-M; in frame $1,800 to $2,000; in brick $2,600 to $3,500; plans $25. See plan on opposite page.

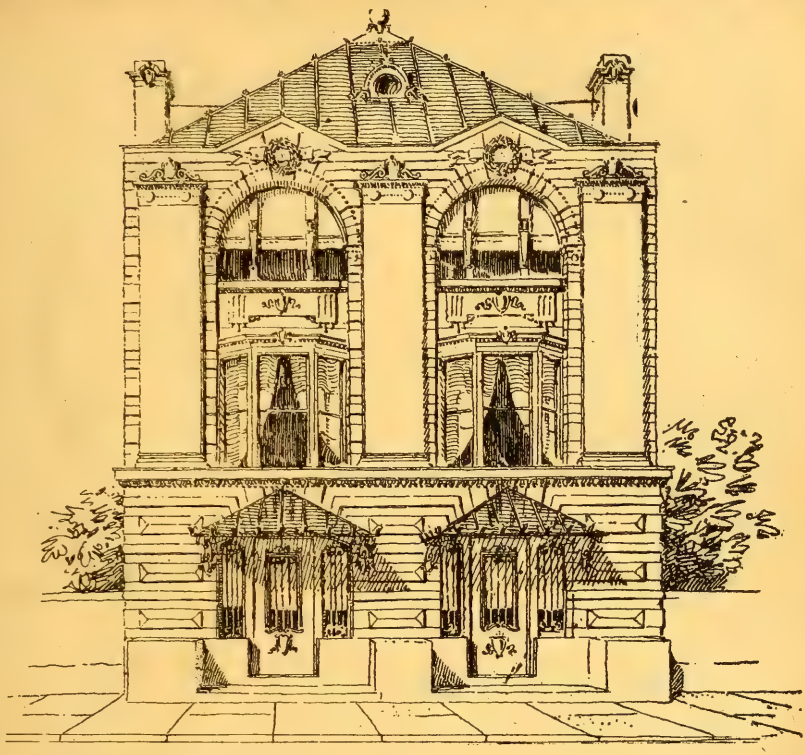


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

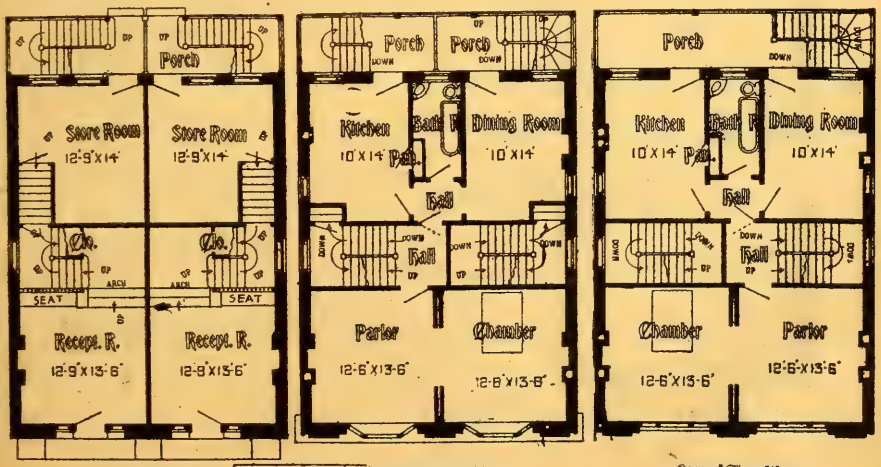
CITY HOUSE.—See description on page 688.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

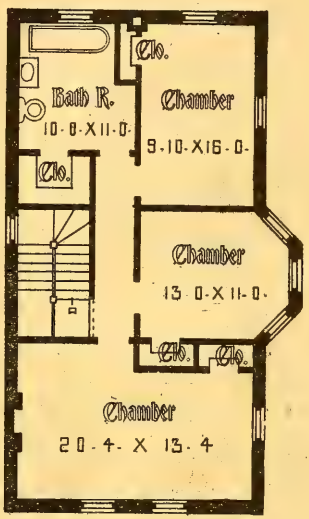


MILWAUKEE APARTMENT.—Design 8992M; in brick $3,500 to $4,500; plans $40; width over all 27 ft.; story heights 10 ft. Special features: Individual reception rooms on ground floor; attractive stairs; imposing frontage; would look well set up on high terrace.

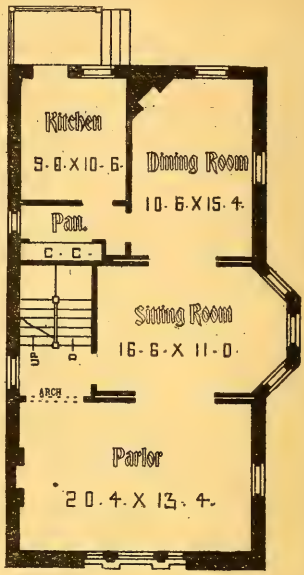


Basement Plan — HERBERT C. CHIVERS ARCHITECT-ST. LOUIS — First Floor Plan — Second Floor Plan

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

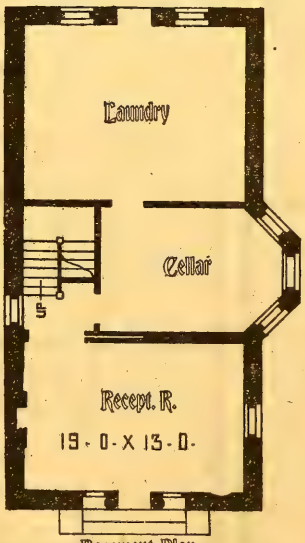


Second Floor Plan



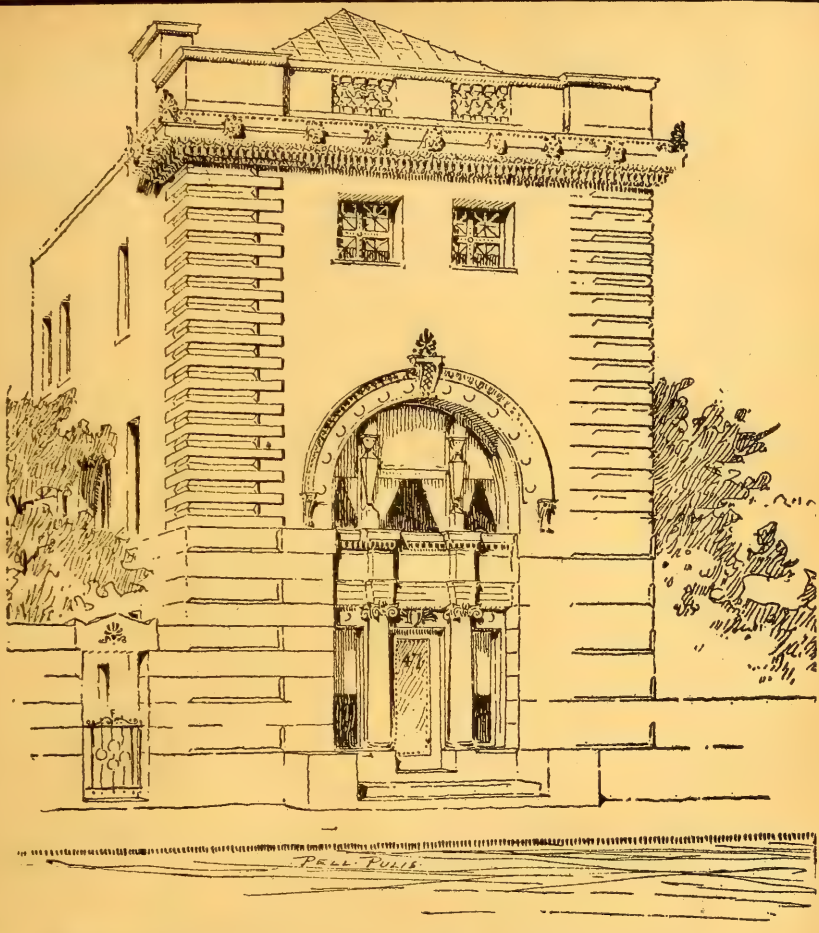
First Floor Plan

CITY RESIDENCE.—See opposite page.

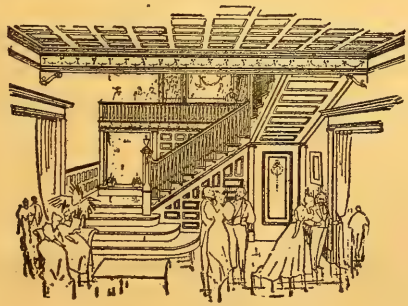


Basement Plan

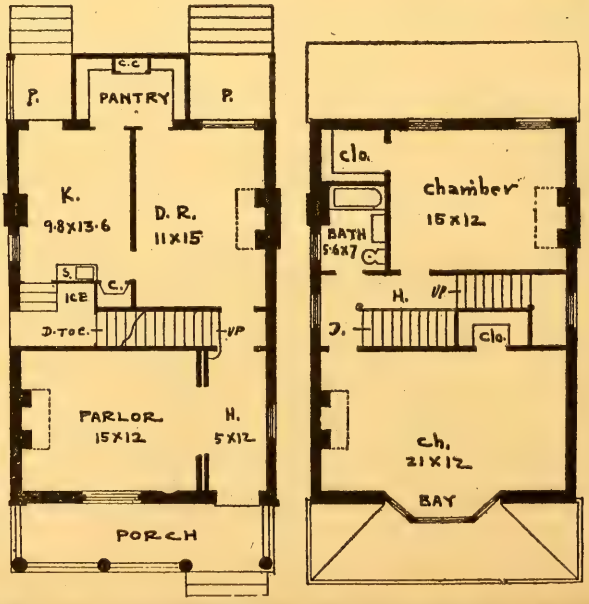
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



CITY RESIDENCE.—Design 8256M; in frame $2,000; in brick $3,500; plans $25; (see plans on opposite page, 700. Special features: Large general reception room on ground floor.

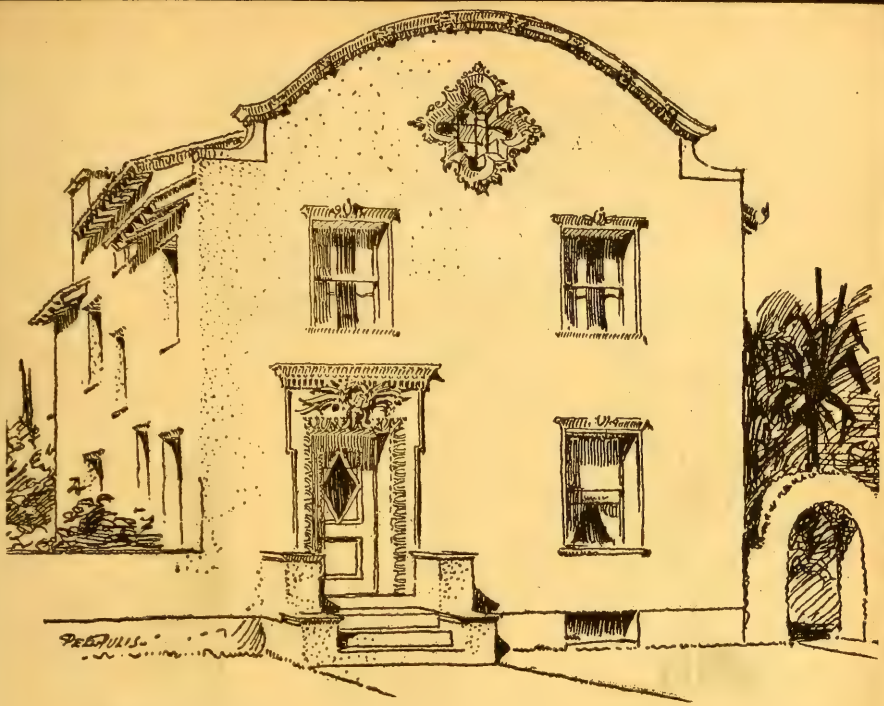


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

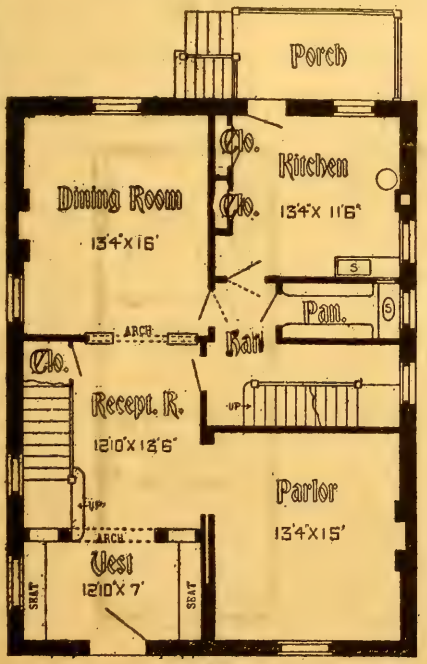


EUCLID RESIDENCE.—Design 845-O; in brick $1,900 to $2,095; plans $25.

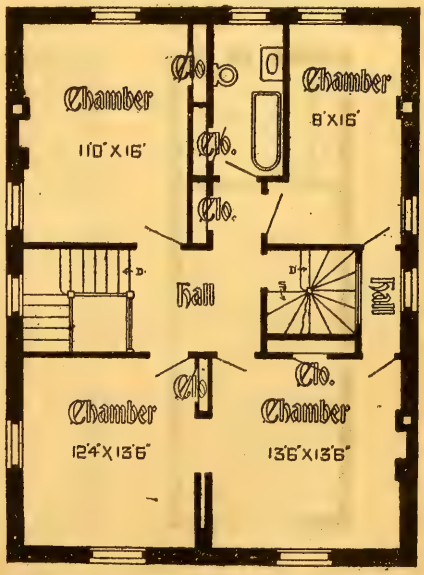
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



DESIGN 8252M; in brick $2,000; plans $25.

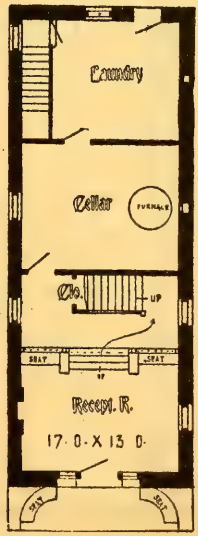


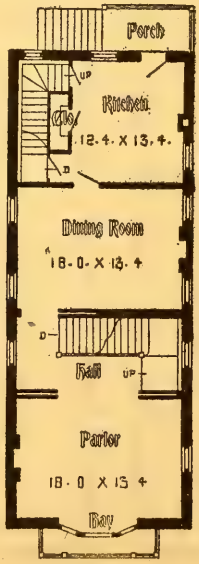
Herbert C. Chivers
Architect - St. Louis



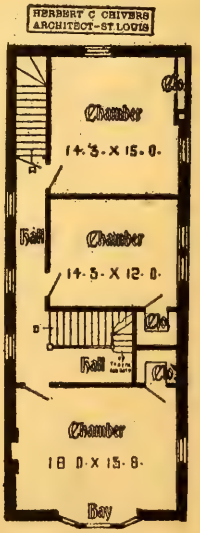
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

DESIGN 8257M; in frame $3,500; in brick $4,250; plans $25.





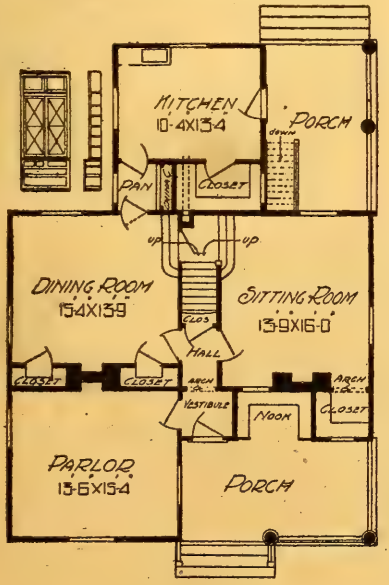
First Floor Plan

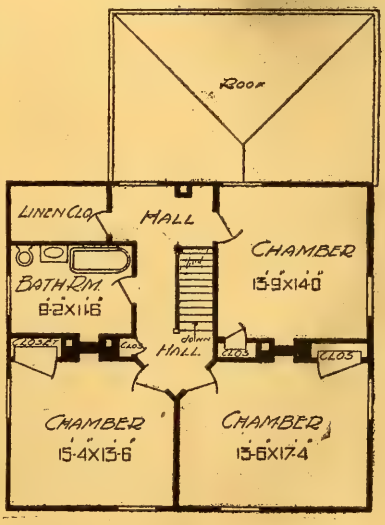


Second Floor Plan

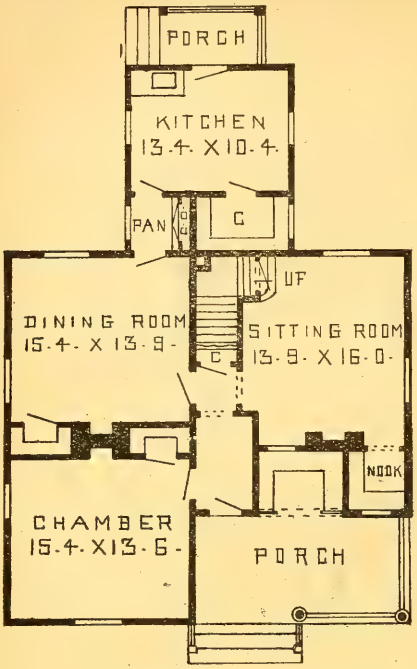
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

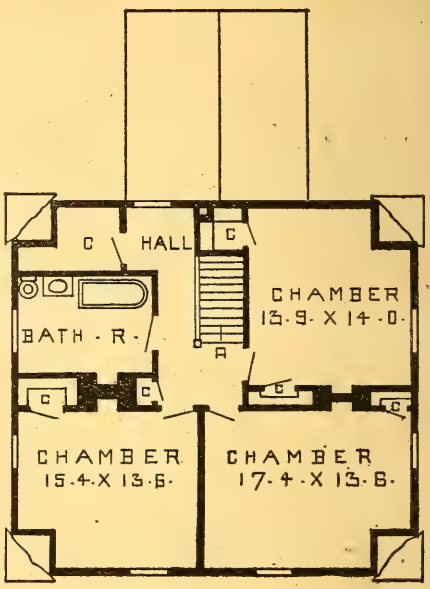
WINCHESTER RESIDENCE. See description on page 711.





HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

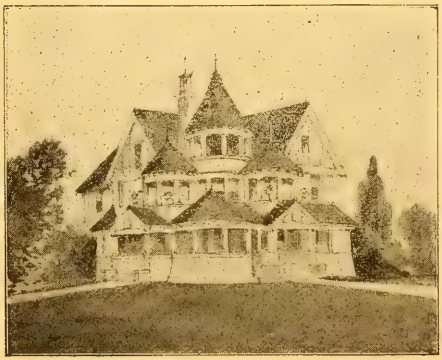




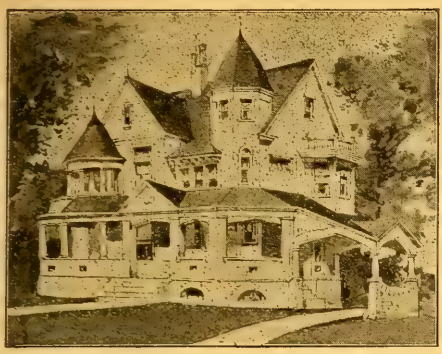
NEMO RESIDENCE. — Design 49-O; cost, $1,089 to $1,198; size, 33 ft. 8 in. by 46 ft.; story heights, 11 ft. Suitable for the south, design similar to Lowell Cottage on page 399. See Winchester des. on page 705. See page 65.

Nemo Res. No. 2, Smith design, (reversed) with 13 in. brick walls to first story, with kitchen, porch on dining-room side; with kitchen stairs to basement.

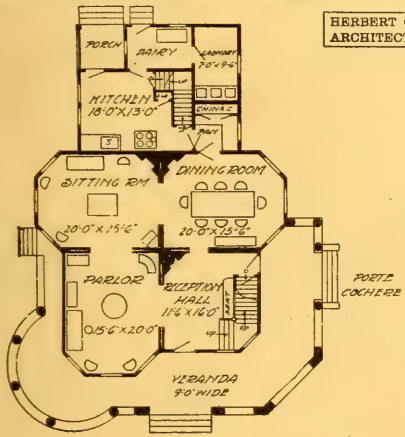
Nemo No. 3, Brand des., same as above, with exterior like Winchester des, with sliding door at dining-room in place of fire-place, with porch back of sitting-room and extra 12x9 chamber above. See page 65.

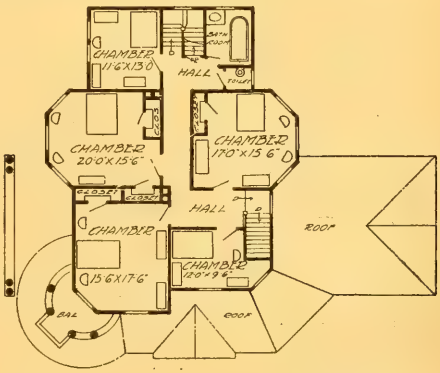


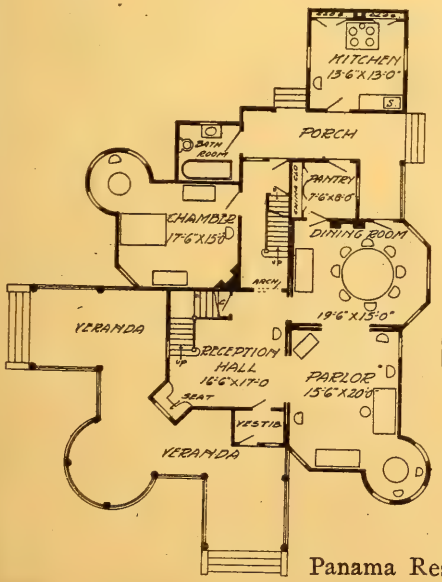
PANAMA RESIDENCE.—Design 100,011M; cost, $4,284 to $4,712; plans, $75; size, 34x68; width over all 61 ft.; special features: Southern plan; large attractive balconies, picturesque design. See plan on page 707. See page 65.

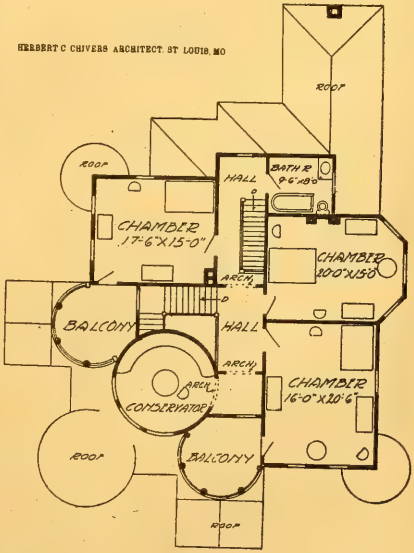


COLFAX RESIDENCE. — Design 100,016M; cost, $3,564 to $3,742; plans, $30; size, 35x54; total width over all, 71 ft.; special features: large varandas; porte cochere; large rooms; laundry in rear; dairy room back of kitchen. See page 65.





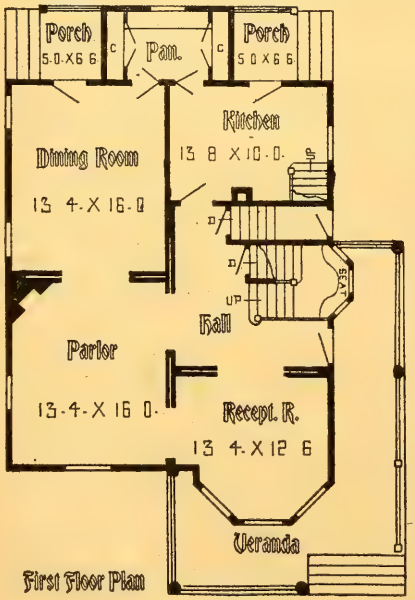




Panama Residence. See design on page 706.

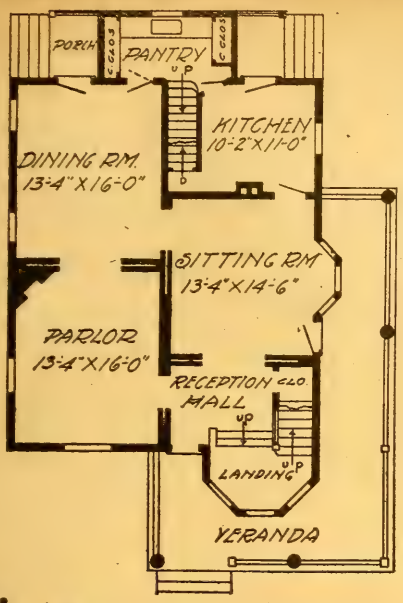
ELMWOOD RESIDENCE.—Design 9060-O; in frame, $1,500 to $1,989; plans, $15; story heights, 9 ft. 6 in. and 9 full-story except 18 inches cut off to outer corner of front chamber. See index for Elmwood reversed; width, 28 ft. 8 in. by 33 ft. 9 in.; width over all, 36 ft. Special features: Front rooms are not cut off by stairs as customary.

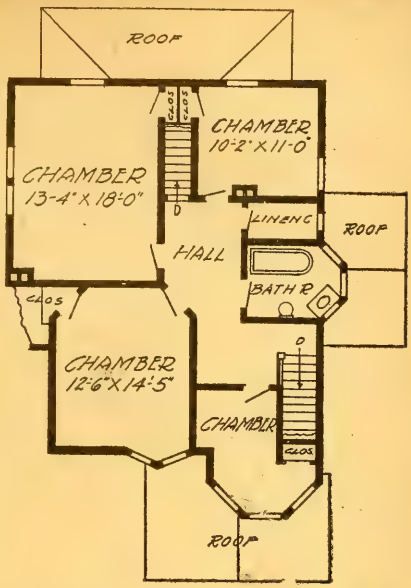
Continued on page 736.



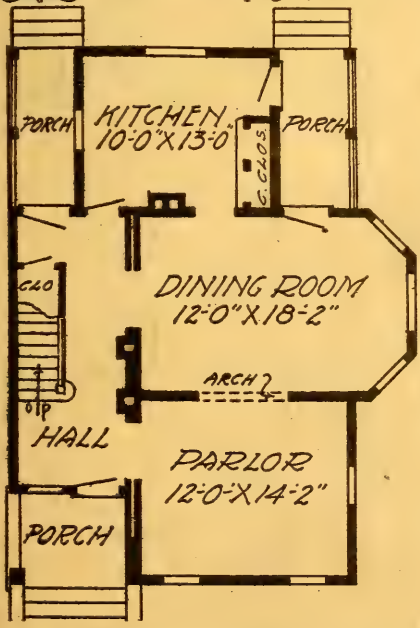
First Floor Plan

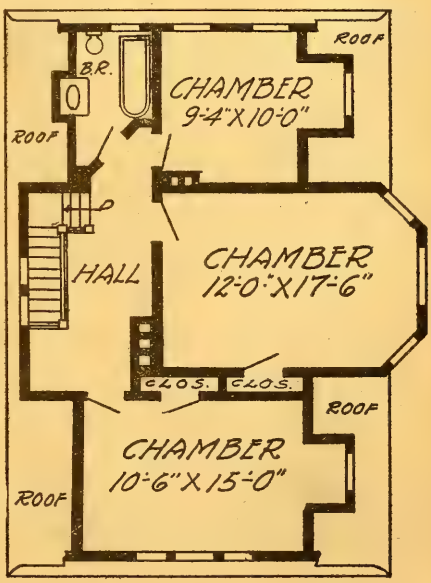
Second Floor Plan





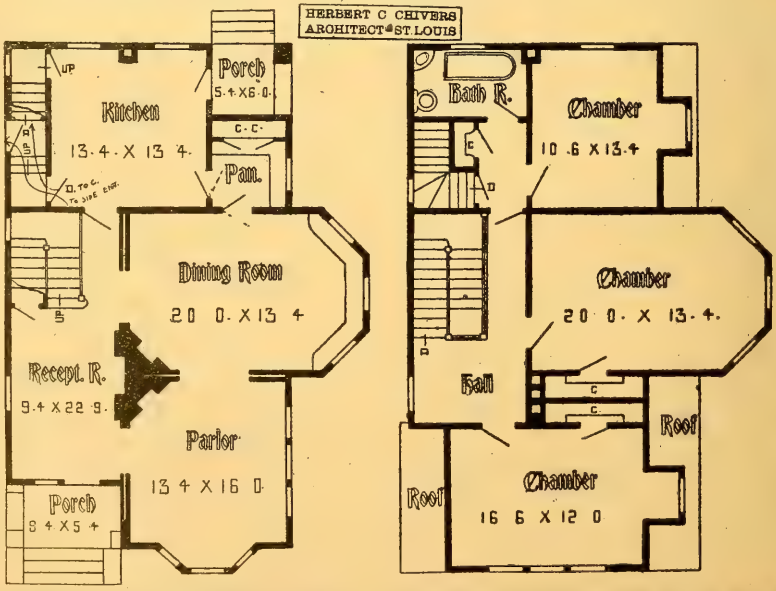
ELMWOOD COTTAGE NO. 2.—Design 77-O; cost, $1,350 to $1,450; plans, $10; story heights, 9 ft. 6 in. and 9 ft., full stories. See page 708. See page 65.



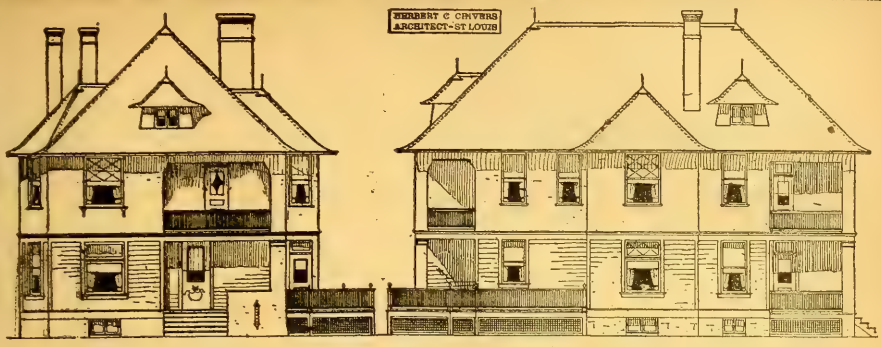


BROWNSTOWN COTTAGE.—Design 76-O; cost, $1.298 to $1,399; plans, $10; size, 27 ft. 6 in. by 36 ft.; story heights 10 ft. and 9 ft. Design similar to Oakdale cottage. See pages 710 and 65.

OAKDALE COTTAGE.—Design 9074-O; in frame, $1,290 to $1,399; plans, $10; width, 24 ft. 8 in. by 42 ft. 8 in.; width over all, 31 ft. 4 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in.; full story. Special features: Wide fire-place in hall, well-ventilated dining-room and chamber above. See Brownstown cottage on page 709. See page 65.

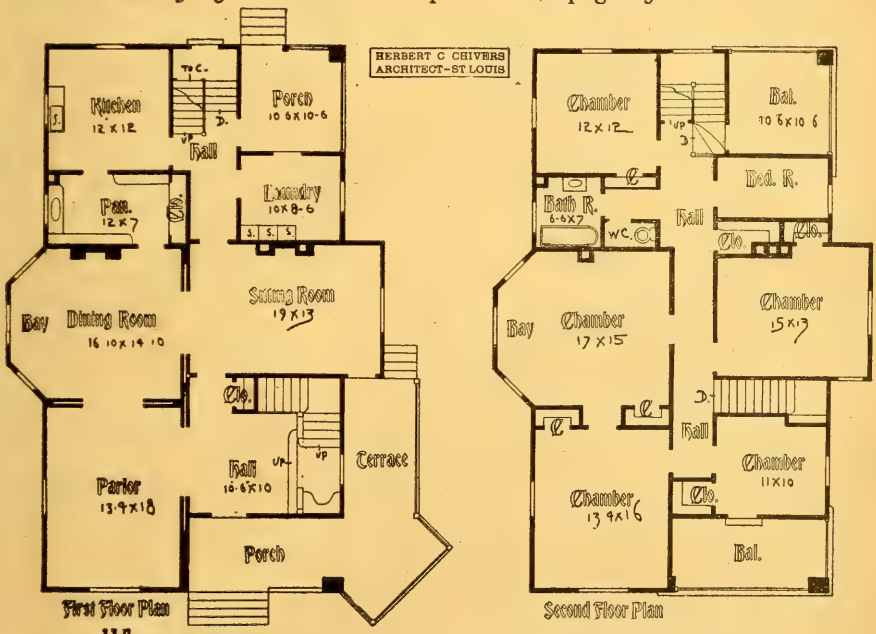


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



SARATOGA RESIDENCE.—Design 6030-O; in frame, $2,690 to $3,000; plans, $25; width over all, 38 ft.; story heights, 10 ft. and 9 ft. 6 in.; special features: Plain, neat design; large rooms; wide open porch at side.

Saratoga No. 2, Hine des., without balcony to front, and with 15x13 ft. chamber in its place. See page 65.

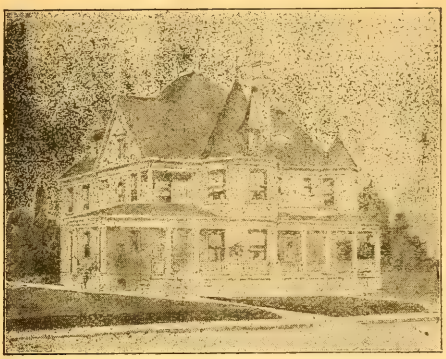


WINCHESTER RESIDENCE.—Design 8099-O; in frame, $1,499 to $1,598; plans, $10; width, 34 ft. by 46 ft.; story heights; 11 ft. in the clear. See page 705.

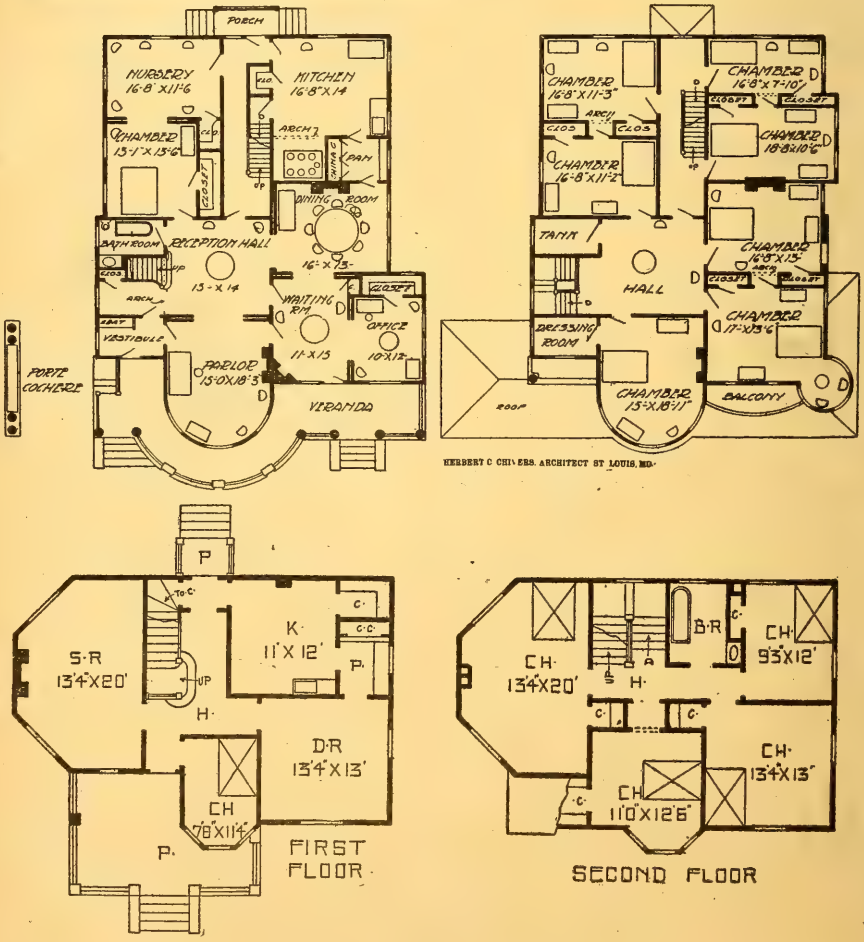
Nemo design on page 706.

Winchester plan No. 2, Brand des., parlor, 15.4x14 ft. 6 in.; dining-room, 15.4x14 ft. 6 in. with sliding doors into parlor; with fire-place to sitting-room only. See page 65.

See design on page 705.



HOLCOMB RESIDENCE. Design 100,024-O; cost $4406 to $4,846; plans, $40; size, 48x61; width over all, 61 ft.; special features: Convenient reception hall; well-ventilated parlor; suitable for a physician's home. See page 65.

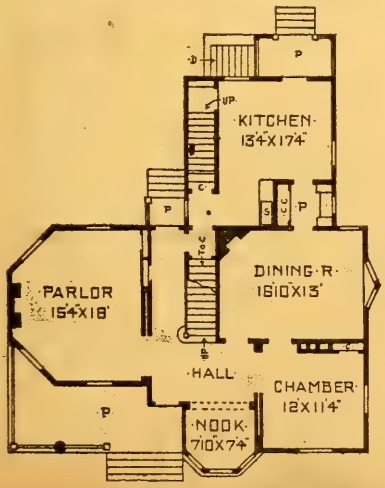


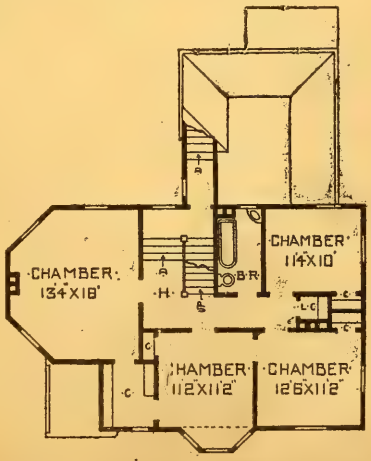
Ferguson Res. No. 2. See page 713

FERGUSON RESIDENCE.—Design 4229-O; in frame, $1,198 to $1,399; plans, $10; width over all, 40 ft. Special features: Good outlines to roof. Modifications: Small chamber below, can be a part of reception hall, with arch in line with front door. See index for Ferguson res., revised page 712.

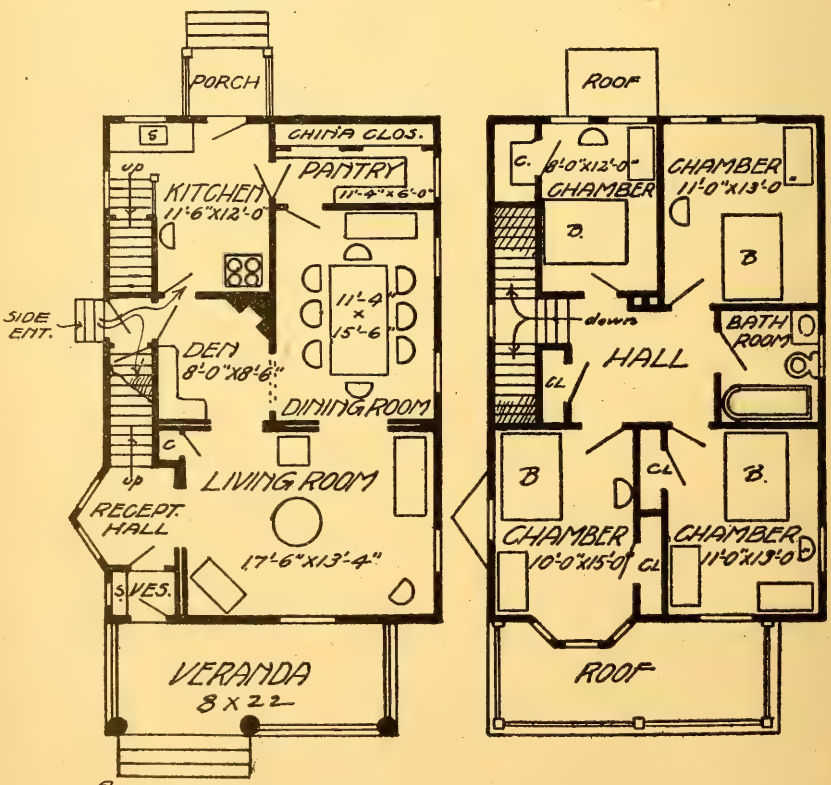
Ferguson residence Des. 4229-O; No. 2, in frame, $2390 to $2480; plans $20; story heights, 10 and 9ft. in the clear. Special features; Striking design, well ventilated parlor; have $10 stock plans with the following changes; kitchen back of parlor as diningroom, also with kitchen wing eliminated. See page 712

Ferguson No. 3, Gladson design, similar to this with den back of parlor, and bath back of this. See page 65.





DERBY RESIDENCE.—Design 1536M; in frame, $1252 to $1480: plans, $10; width, 24.6 x 41 ft.; story heights, 9 ft, 6 in. (full story). Special features: Pleasing side-gable effect; parlor well ventilated; reception hall, 19 x 15 ft., with fireplace. See page 65.



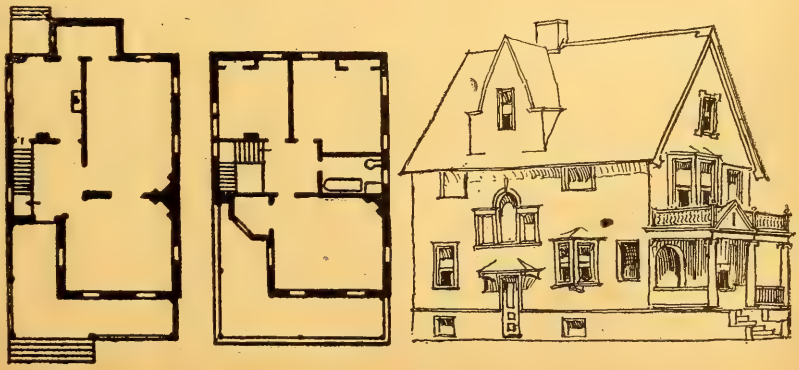
See page 715.

CILTON COTTAGE.—Design 1206M; size 24 x 26 ft. Cost $1298 to $1499; plans, $10. Special features: den with fireplace, side entrance, unique reception hall, large living-room.

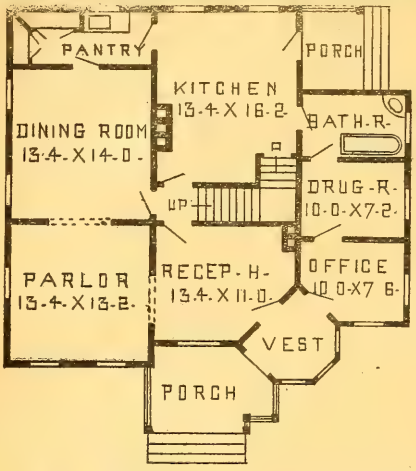
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

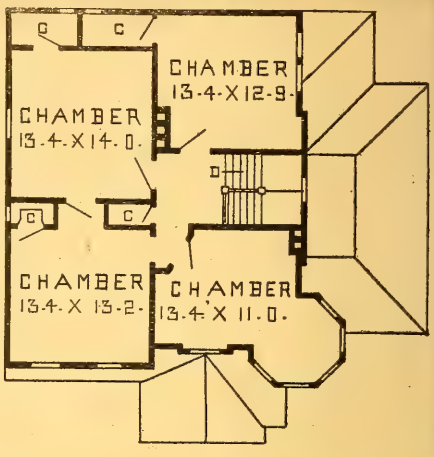
COWELLVILLE RESIDENCE.—Design 838-O; in frame, $1499 to $1898; plans, $15; width, 27.8 x 32 ft. 6 in.; story heights, 9.6 and 9 ft. in the clear; room sizes, parlor, 13.4 x 14 ft.; dining room, 13.4 x 17 ft.; kitchen, 13.4 x 12 ft.; chamber, 13.4 x 14 ft. 3 in.; front chamber, 19.2 x 13 ft. 8 in. small chamber, 7 x 8 ft. Front and back chambers connect, with fire-place and bath room over kitchen. Have $10 stock plans, with a 11 x 12 ft. kitchen behind, with rear stairs to servant's room. See page 65.

Chartley Design See Page 728.

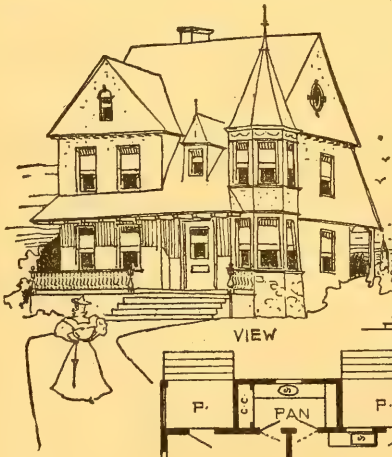


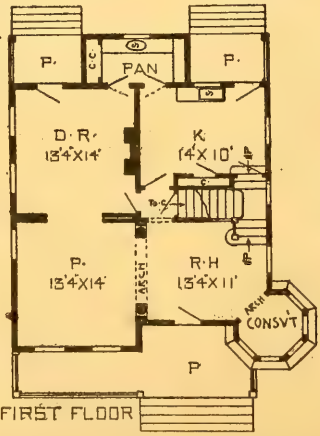
TILTON COTTAGE.—See plans on page 714.



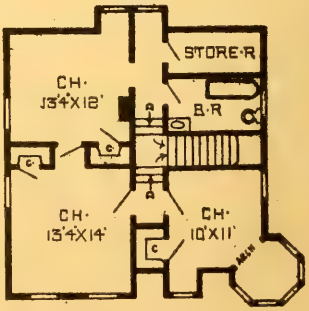


PHYSICIAN'S HOME.—Design 48-O; cost $1,800 to $2,200; plans, $20; size 38x33 ft. 10 in.: story heights, 9 and 8 ft. 6 in. Same design as Pekin residence. See index for other physician's houses.





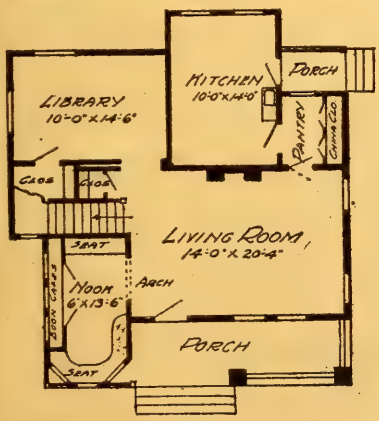
FIRST FLOOR

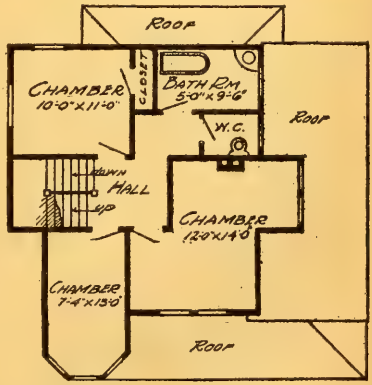


SECOND·FLOOR

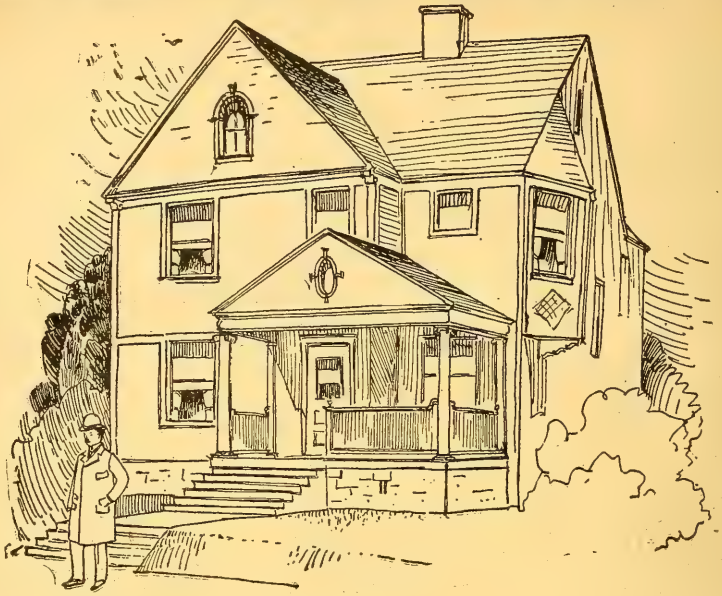
Pekin Residence. See description on page 732.

NEWPORT RESIDENCE.—Design 9640M; in frame, $1,499 to $1580; plans, $15, story heights, 9 ft.; special features: Very attractive exterior. See page 65.

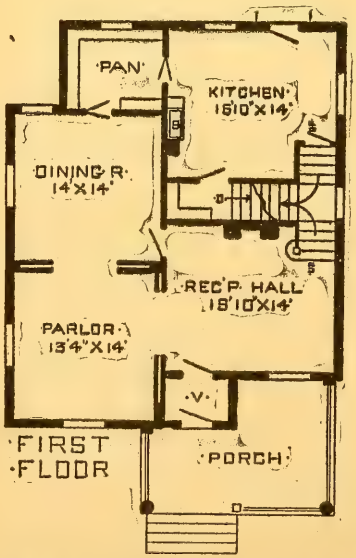


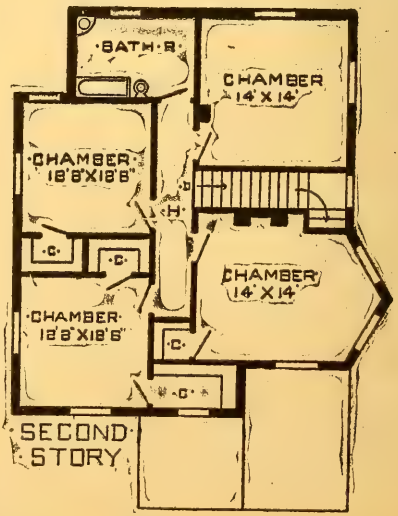


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



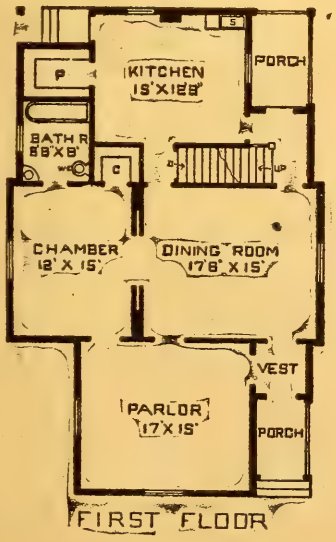
A VILLAGE RESIDENCE.—Design 1027M; in frame, $1,499 to $1698; plans, $15; (working plans are more attractive than cut shows); width over all, 31 ft. 2 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story). Special features: Combination stairs, bay to front chamber, vestibule entrance, well ventilated dining-room, large bath room, a very practical floor arrangement. See page 65.



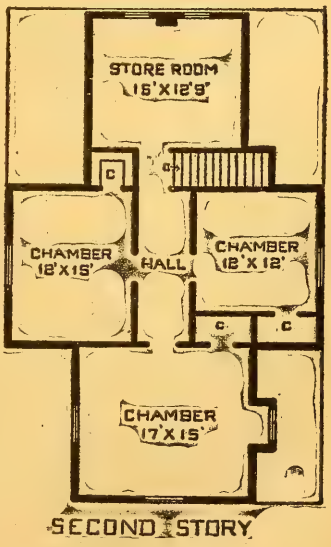


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

CHARLEVOIX RESIDENCE.—Design 880M; in frame, $1398 to $1490; plans, $10; width over all, 31 ft. 8 in.; story heights, 9 ft., (cut down to 6 ft. walls above). See page 65.



FIRST FLOOR

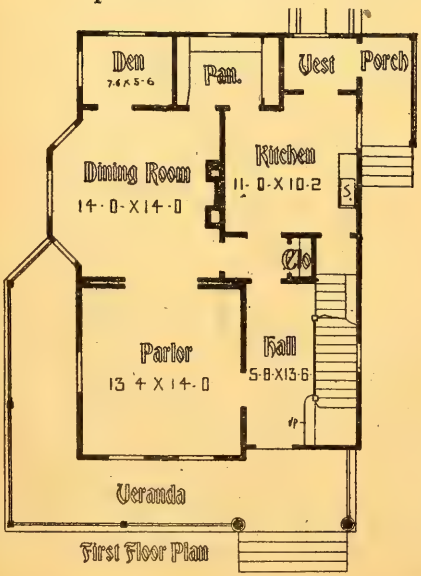


SECOND STORY

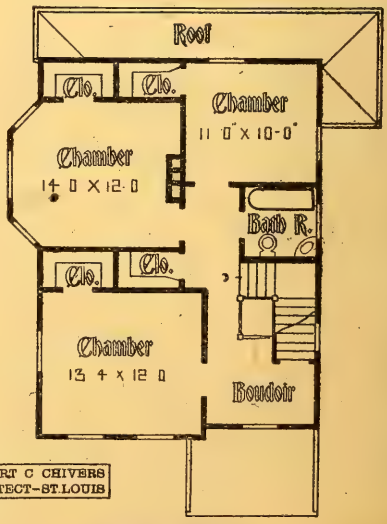
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

PORTLAND RESIDENCE.—Design 6012-O; in frame, $1 598 to $1879; plans, $15; width, 23.6 x 35 ft. 7 in.; story heights, 9.6 and 9 ft,; attic, 8 ft. See page 65.

Portland Residence No. 2, Stephenson design, side porch left off, covered porch across front; porch in place of den; kitchen 15x11 ft. 2 in. projecting on side; stairs to attic in place of hall closet.



First Floor Plan

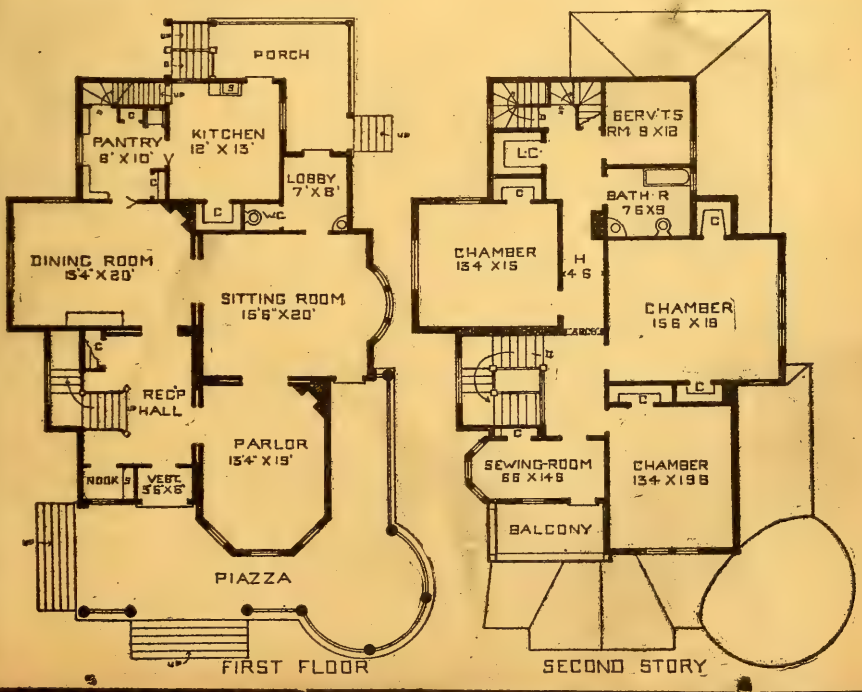


HERBERT C CHIVERS
ARCHITECT-ST.LOUIS

Second Floor Plan

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

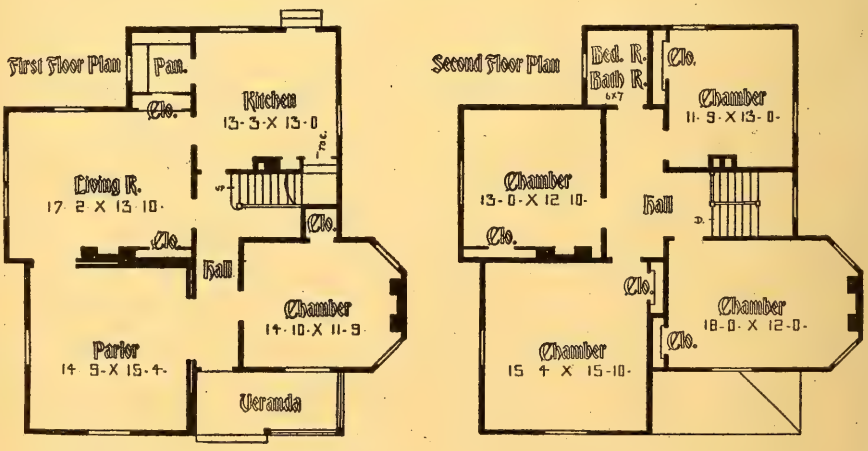
PINKERTON RESIDENCE.—Design 873M; in frame, $3,500 to $4,000; plans, $35; width over all, 40 ft.; story heights, 10 ft.; special features: Circular extension to veranda; wash basin and w. c. in lobby; attractive sewing room; large pantry. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

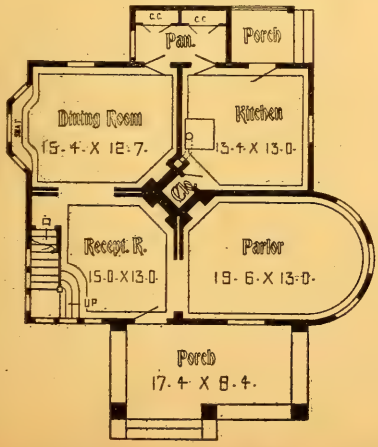
BAINBRIDGE RESIDENCE.—Design 6023-O; in frame, $1,498 to $1,600; plans, $10; width, 31 ft. 8 in. by 38 ft. 4 in.; width over all, 34 ft. 8 in.; story heights, 9 ft. and 8 ft. 6 in.; special features: Plain, simple design. Modifications: Can furnish these plans in stock as shown or reversed with the following changes at $10: Sliding door between parlor and dining-room.

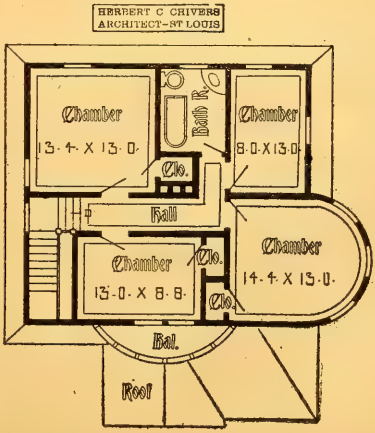
Bainbridge No. 2, Blades design, same as above with 3x10 octagon bay to parlor. See page 65.

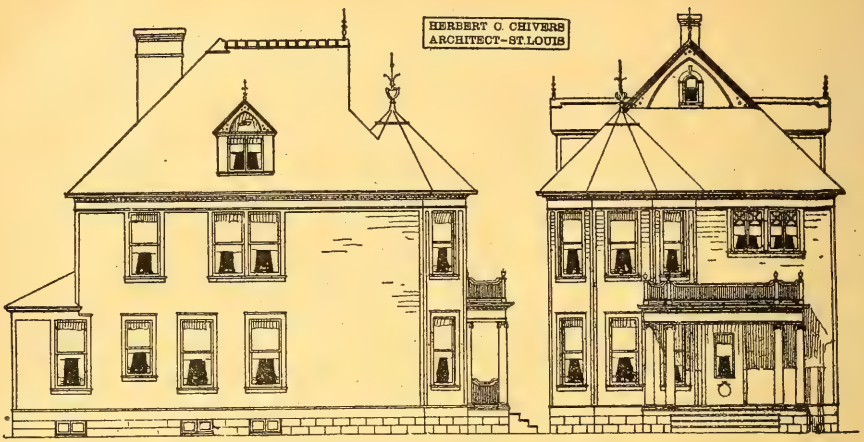


I have just completed a dwelling from your special plans. They were entirely satisfactory and found to be complete in all details. I take pleasure in recommending your plans to all who contemplate building homes.—L. H. Coon, Everett, Wash.

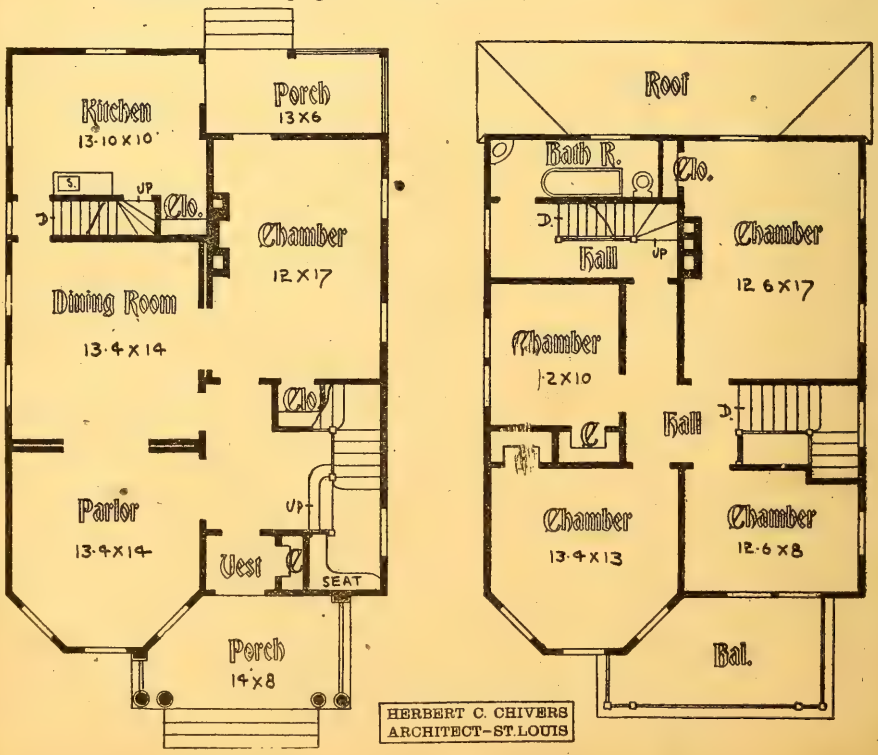
WABASH RESIDENCE.—Design 1876-O; in frame, $1,660 to $1,976; plans, $15; with octagon bay, which is more practical to construct; width, 29 ft. 9 in. by 27 ft.; width over all, 38 ft.; story heights, 8 ft. 6 in. and 8 ft.; special features: Pleasing outlines; designed for a stained shingle effect; fire proof closet in kitchen; quaint window effect in reception room. Wabash No. 2, Tyler des., with central fire-places left out; with rear stairs up from kitchen; with built-in china closet in dining-room; with front porch extending around to stair side of house; with fire-place in bay to parlor and room above. See page 65.



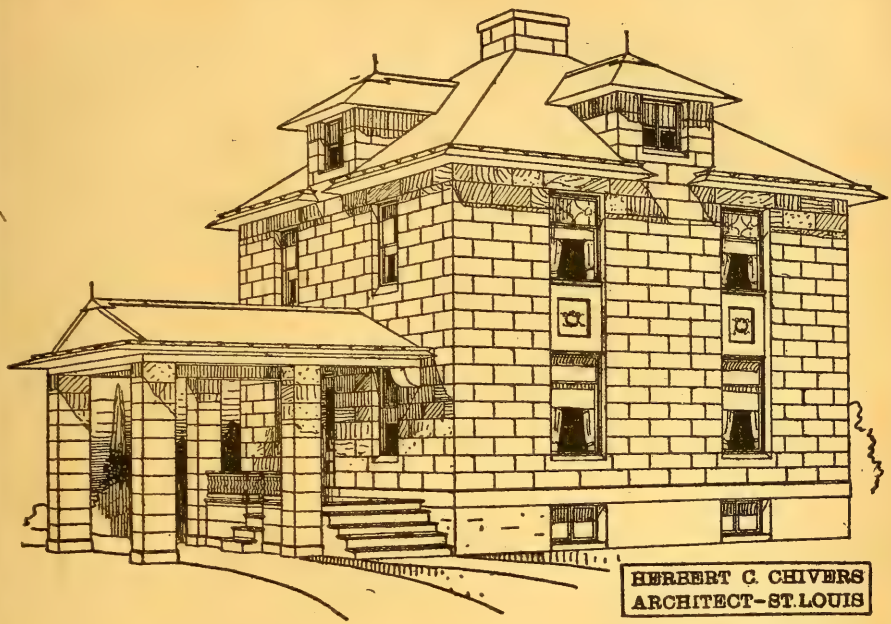




FULTON RESIDENCE.—Design 6005-O; in frame, $1,790 to $1,898; plans, $15; width over all, 27 ft. 4 in.; story heights, 9 ft. 6 in. Modified plan No. 2, Benninger design, with large rear porch; with 4x7 pantry back of kitchen; with first story chamber and room above lengthened 2 feet; with 6x13 ft. bath-room. See pages 730 and 65.

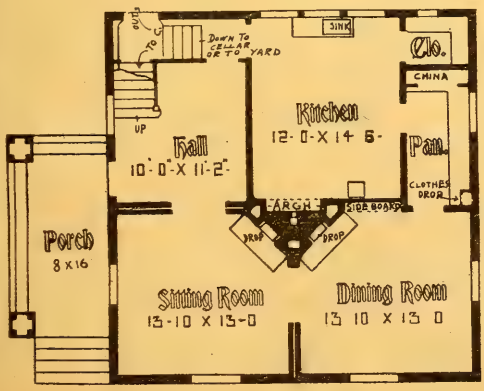


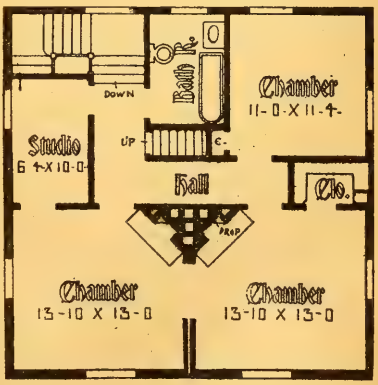
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

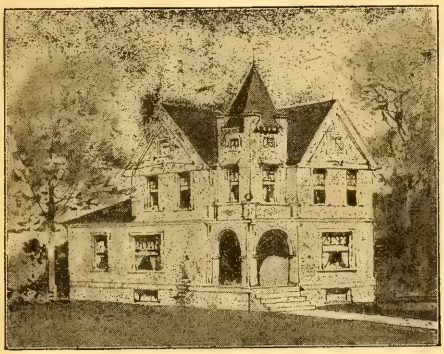


MOBERLY RESIDENCE.—Design 4369M; in frame, $1,500 to $1,800; plans, $15; story heights, 10 ft.; special features: Large, well-ventilated dining-room.

Moberly Res. No. 2, Russell design, same plan as above, with porch extending around across front of sitting-room; with 13-in. brick walls on first story and frame above; a very attractive design; with front rooms enlarged to 13x15 ft.; with w. c. separate from bath-room; with extra closet to front chamber; with two chambers in attic. See pgae 65.

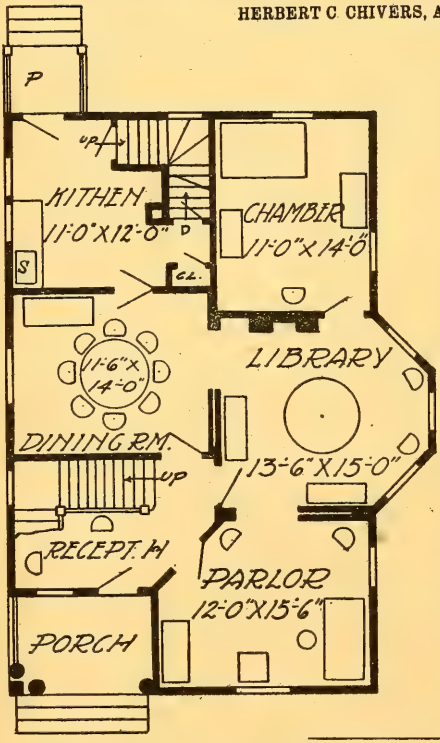


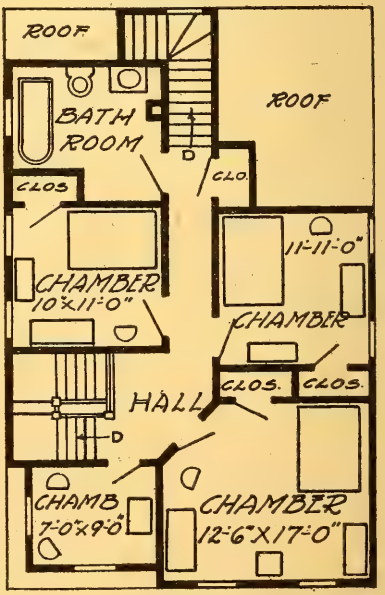




FERNVILLE RESIDENCE. — Design 100,019-O; cost, $1,638 to $1,892; plans, $15; size, 26.6x42 ft.; special features: Compact plan; bay to library, large bath-room, combination cellar entrance at rear. See page 65.

HERBERT C CHIVERS, ARCHITECT, ST. LOUIS, MO.

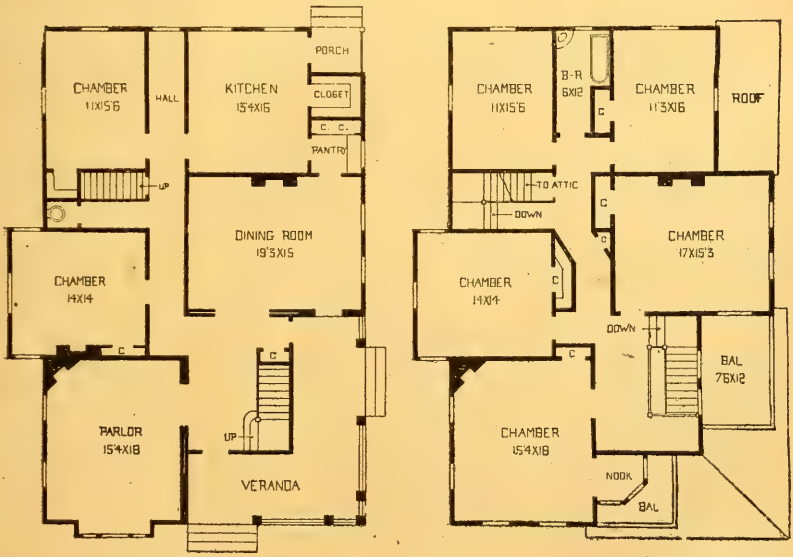


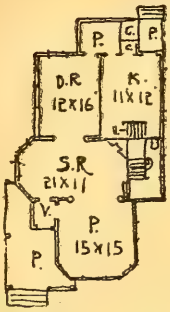


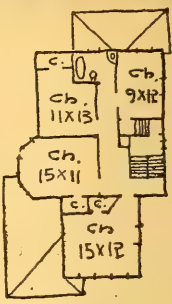
Continued from page 730.

KICKAPOO RESIDENCE.—Design 60-O; cost, $1,998 to $2,295; plans, $20. See design Woodbine Residence (hold to mirror to reverse). Published in the Nov., 1899, Woman's Home Companion, Springfield, O. See page 65.

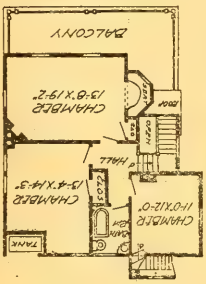
HILLSBORO RESIDENCE.—Design 4221M; in frame, $2,690 to $3,500; plans, $30, with changes; width over all, 49 ft.; story heights, 10 ft.; special features; Attractive and striking outlines, yet modest in detail. See page 65.

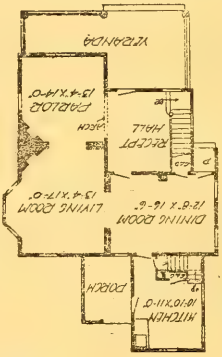


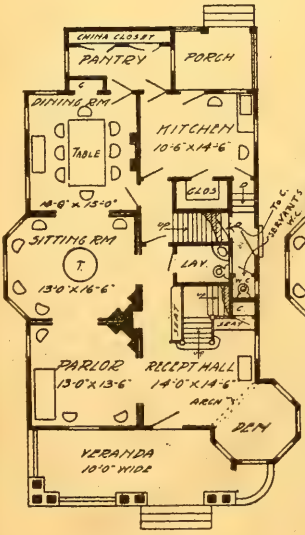


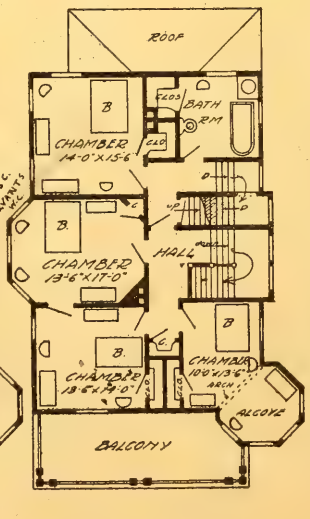


GRANVILLE RESIDENCE.—Design 1525-O; in frame, $1,398 to $1,598; plans, $10; width, 24 ft. 6 in.; special features: Water-closet and basin back of stairs; fireplace in sitting-room; large vestibule; simple roof treatment. See page 65.





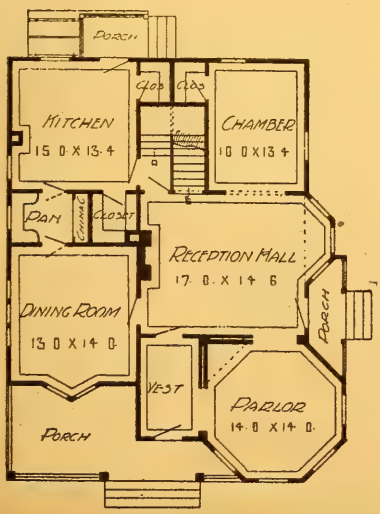


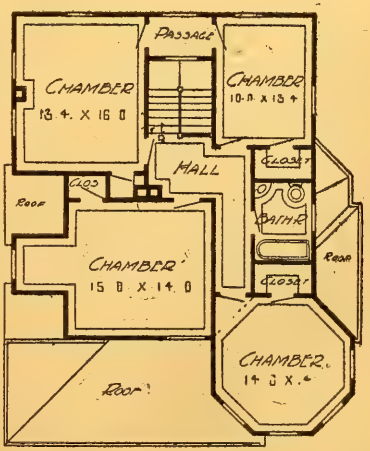


Chartley. Design 15-O: cost $1392 to $1560: size 29 x 48 ft. 2 in.: extreme width, 34 ft.: story heights 9.6 and 6 ft., plans, $10: See Cowell plan for design. See page 715.

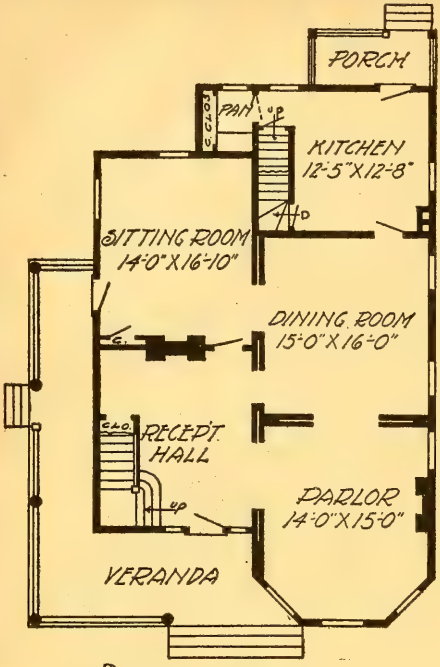
Caywood Res. Design 1226-O; Size 30 x 44 ft., Cost $2640 to $2999: plans, $25: special features: lavatory on first floor, separate water closet tor servants at side entrance, combination cellar entrance, See page 65.

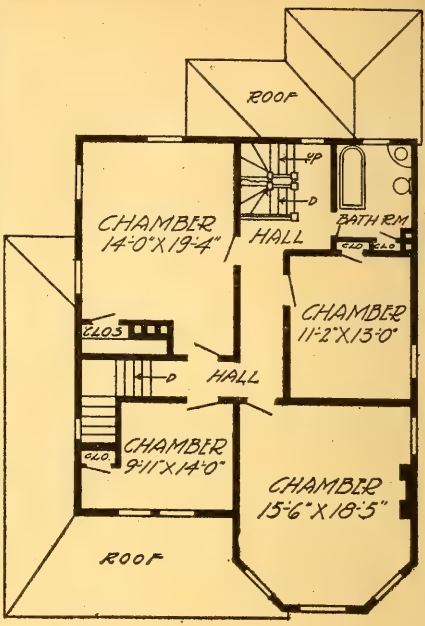
ROBERTS RESIDENCE.—Design 9289-O; in frame, $2,190 to $2,389; plans, $25; width, 34 ft. by 44 ft.; story heights, 9 ft. 4 in. and 9 ft. (full story); special features: Large reception hall, with bay; octagon parlor, well ventilated; conveniently arranged stairs; four rooms with front view. Modifications: By eliminating closet to down-stairs chamber, a grade entrance to cellar can be had. See page 65.





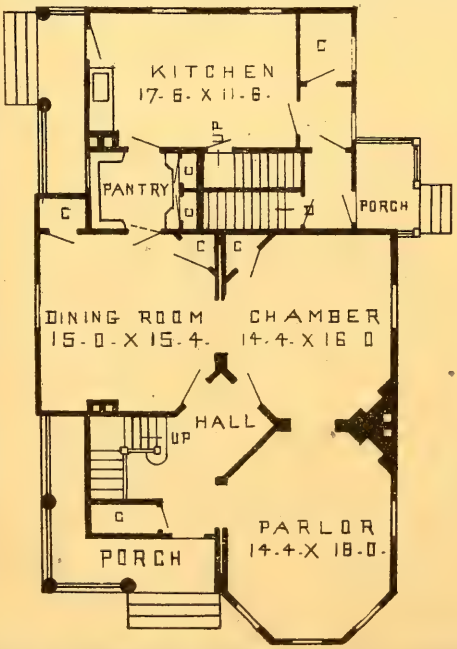
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

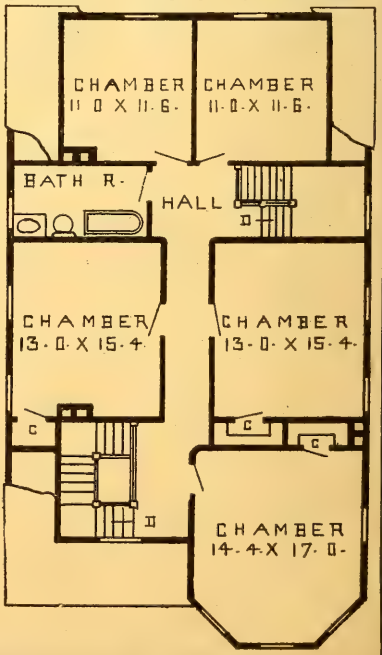




RUSHSYLVANIA RESIDENCE. — Design 75-O; cost, $2,200 to $2,398; size, 30 ft. 6 in. by 48 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft.; extreme width, 37 ft.; plans, $20. Design similar to Fulton residence on page 724. See page 65.

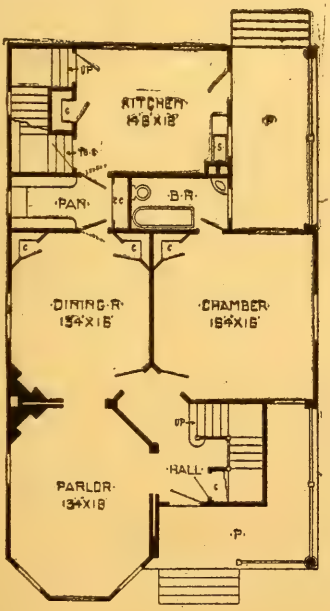
KICKAPOO RES. See description on page 726.

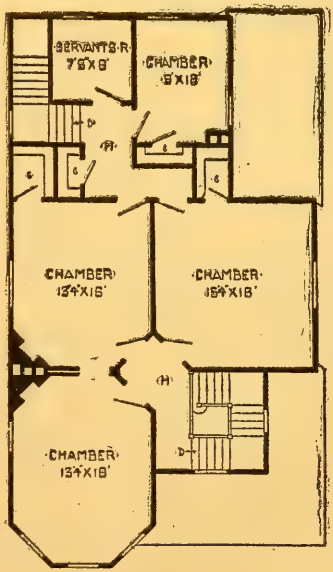




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

WOODBINE RESIDENCE. — Design 1059-O; in frame, $1,898 to $2,500; plans, $20; width, 29 ft. 8 in. by 49 ft. 4 in.; story heights, 9 ft. 6 in. and 9 ft. in the clear; special features: Compact floor arrangement. See description of Woodbine No. 2, on page 732, plans on pages 730, 732, 733 and 734. See page 65.





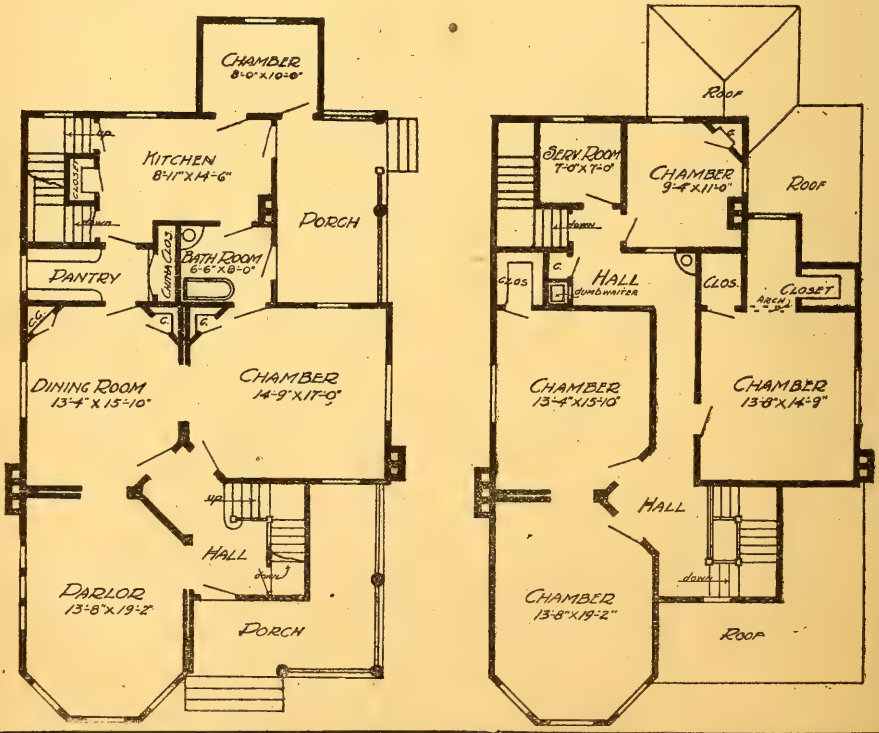
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

PEKIN RESIDENCE.—Design 1005-O; in frame, $1450 to $1598: plans; $10; width, 27.10 x 28 ft. 2 in.; width over all, 32 ft.; story heights, 9 and 8 ft. 6 in.; Special features: compact plan; attractive exterior: can furnish floor plans for either design. See page 65.

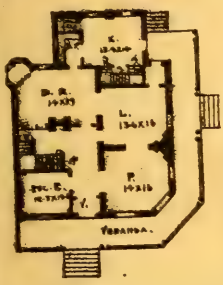
PEKIN RES. See plan on page 716.

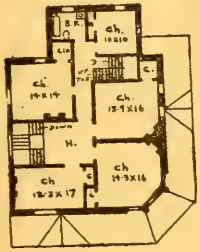
Woodbine Residence No. 2, Miller design, arranged for a physician, with bath-room back of dining-room; with present bath-room space used as 5 ft. rear hall, extending to a dining-room door, with side entrance, and 8x11 office where rear porch now is, with closet, kitchen, pantry and porch in rear and 11x17 ft. chamber in place of 9x12 ft. chamber in rear. See page 731 for design. See pages 65, 730,-31,-33,-34.

YUTAN.—Design 22-O; cost, $1,900 to $2,459; story heights 9 ft. 6 in. and 9 ft. in the clear; plans, $20. See design on page 731, Woodbine Residence. See page 65.

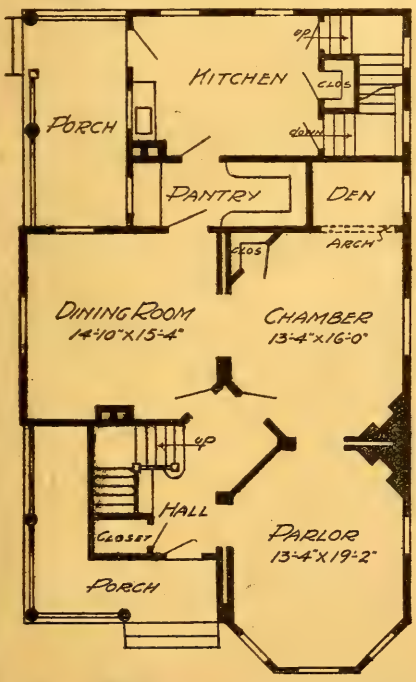


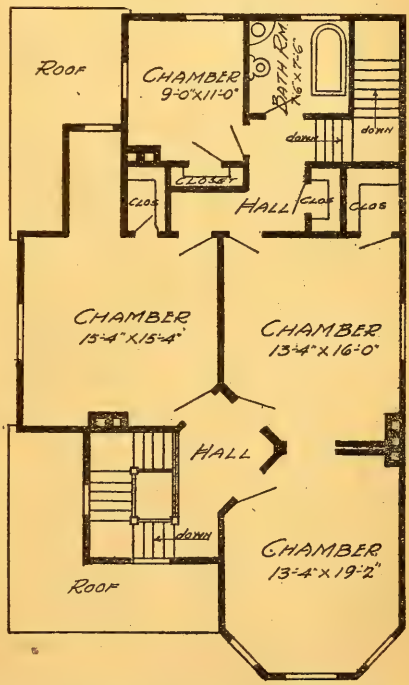
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.





A CITY HOUSE.—Design 896M; in frame, $2,980 to $3,259; plans, $30; width, 28 ft.; story heights, 10 ft. parlor, 13 ft. 6 in. by 16 ft.; library, 13 ft. 6 in. by 16 ft.; dining-room, 14 ft. by 13 ft. 6 in.; reception room, 12 ft. 3 in. by 13 ft. 6 in. See page 65.





DENTONVILLE RESIDENCE.—Design 27-O; cost, $1,992 to $2,428; plans, $20; size, 30 ft. by 53 ft. 4 in.; story heights, 9 ft. 6 in. and 9 ft. See design on pages 730, 731, 732, 734. (Hold design to mirror to reverse.) See page 65.

MACKINAW COTTAGE.—Design 29-O; cost, $1,798 to $1,859; size, 30 ft. 2 in. by 43 ft. 8 in.; plans, $15. See design on pages 730,-31,-32,-33. See page 65.

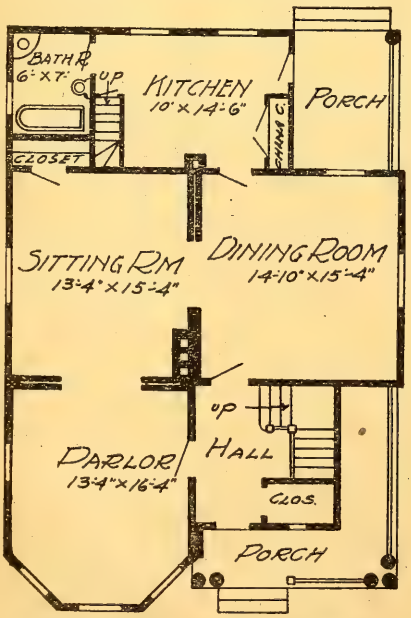
MACKINAW plan No. 2, Hamilton No. 2, has bath opening direct into sitting-room; with 11x14 ft. kitchen; with 5x12 serving pantry and 6x8 porch in place of bath; withuot tower, but dormer in its place.

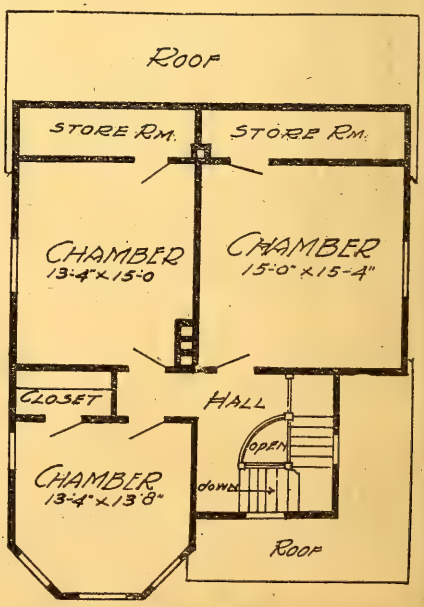
MACKINAW plan No. 3, Hamilton No. 3, same as Mackinaw No. 2, but with pantry omitted.

MACKINAW No. 4, Scherymger design, same as Mackinaw No. 2, cellar stairs on opposite side of kitchen and serving pantry in place of closet, using sitting room as dining-room. Same exterior as Woodbine residence.

Mackinaw Cottage No. 5, Adams design same as Mackinaw, with dining-room where sitting-room is, with 5x11 pantry; 14x11 kitchen, and cellar stairs under porch. The extterior has root window in place of tower.

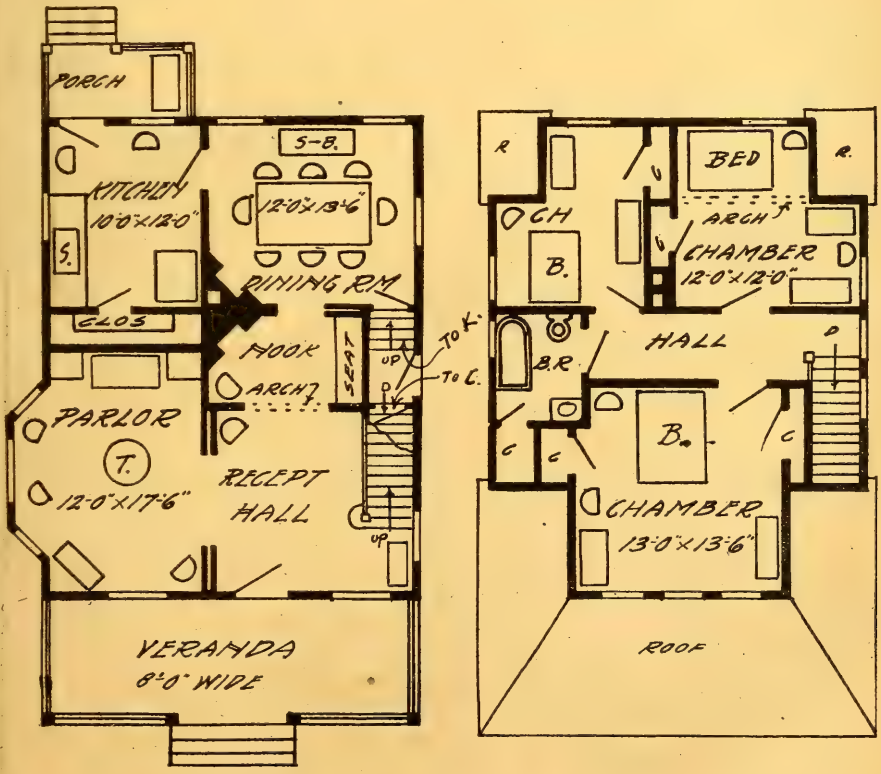
Mackinaw Cottage No. 6, McMahon design, Hamilton plan No. 6, same as Mackinaw Cottage, with rear porch on sitting-room side, with door onto same; with 14x17 kitchen; with bath and large pantry in place of present kitchen porch; with one extra 14x17 chamber above kitchen; with exterior same as Woodbine residence, with dormer window in place of tower. See page 65.





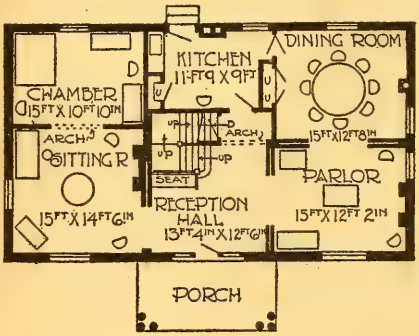
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

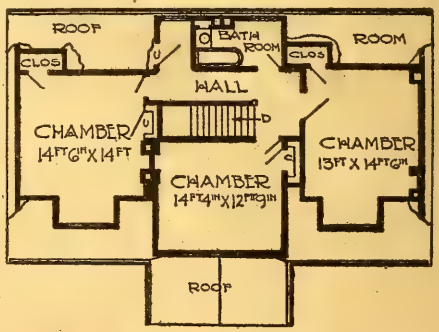
OAKLEY COTTAGE.—Design 1213M; size, 23 ft. 6 in. by 31 ft. 6 in.; story heights, 10 ft. and 9 ft.; special features: Nook, side entrance, large reception hall, attractive exterior; cost, $1,269 to $1,398; plans $10. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ALGONA RESIDENCE.—Design 100,040-O; width, 47 ft.; cost, in brick, $2,340 to $2,498; plans, $15; story heights, 1st 10 ft. 6 in., 2d 9 ft. cut down to 5 ft. See page 65.

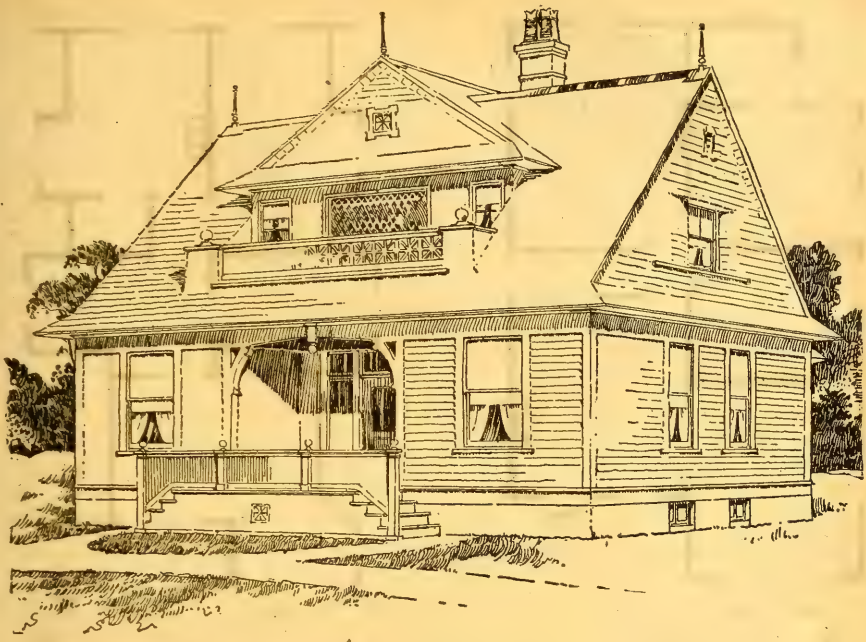




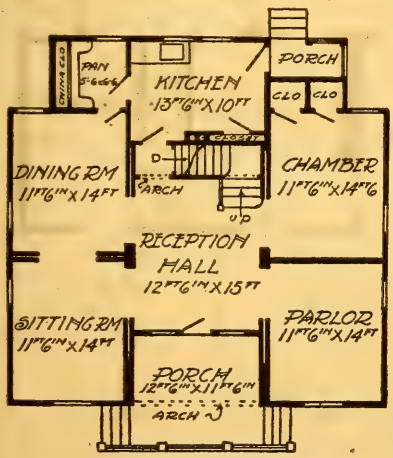
Elmwood No. 5, Fairbanks des., has same floor plan with side entrance to cellar omitted, with kitchen enlarged to 14x14, with combination front and rear stairs instead of separate rear stairs, with rooms above enlarged.

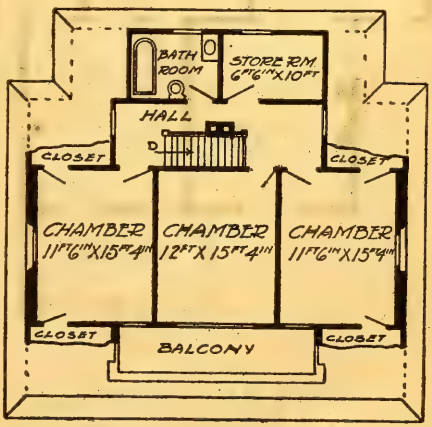
Elmwood No. 6, reversed, Hope des., same as Elmwood, except large low window to dining room, angular bay to corner of parlor. Elmwood reversed, Guswald des., large octagon bay to dining-room. House increased 4 feet; basin under main stairs; hip-roof and dormer instead of gable; full story heights. See page 65.

Elmwood Residence. Continued from page 708.

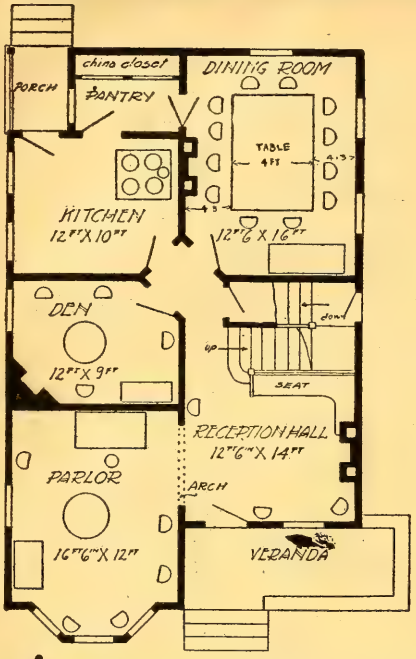


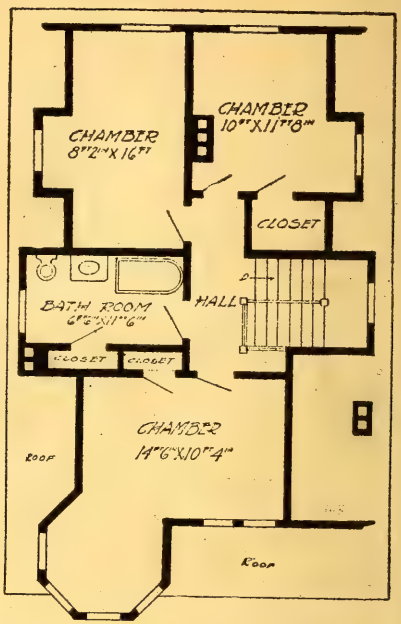
BRAYTON COTTAGE.—Design 100,031-M; size 38x37; cost $1,292 to $1,398; story heights, 1st 10 ft.; 2nd 9 ft.; cellar 6 ft. 6 in.; special features, compact plan. Plans, $10. See page 65.



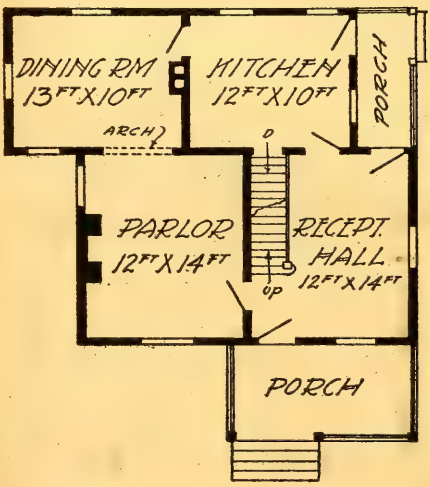


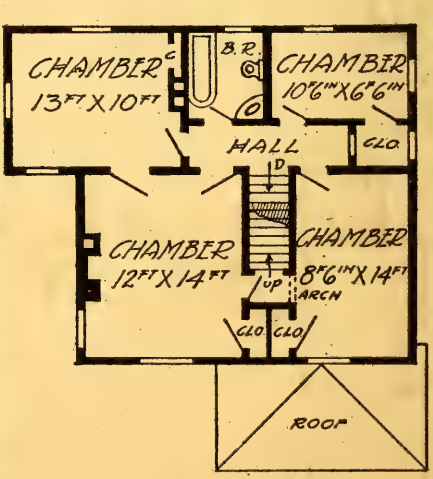
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.





BENTON HARBOR COTTAGE.—See design on opposite page. Design 2362M; in frame $1,192 to $1,298. Special features: Door opposite dining-room. Plans, $15



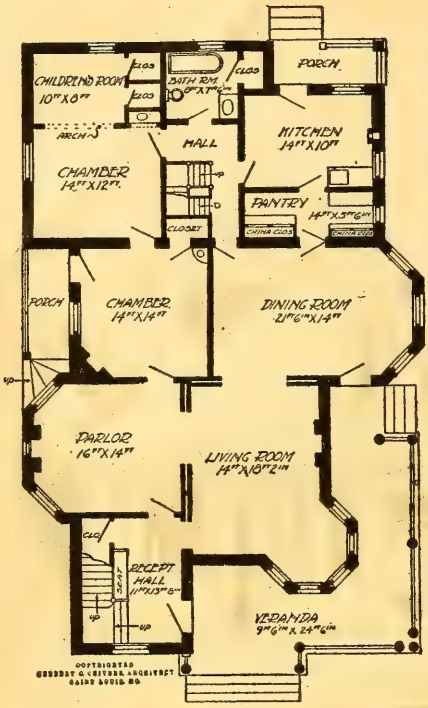


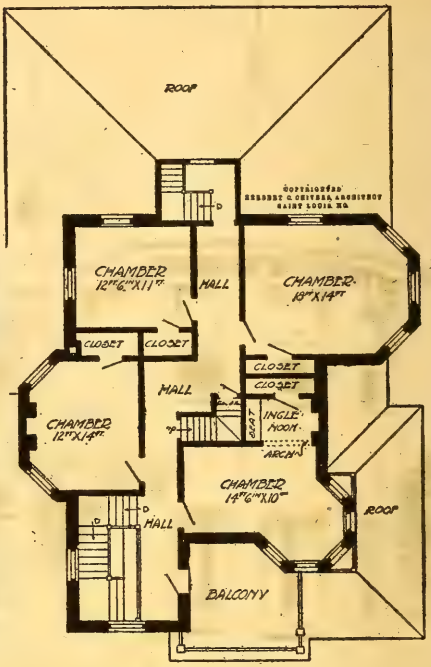
NEW PARIS COTTAGE.—See design on opposite page, 739. See page 65.

BENTON HARBOR COTTAGE.—See plan on page 738,

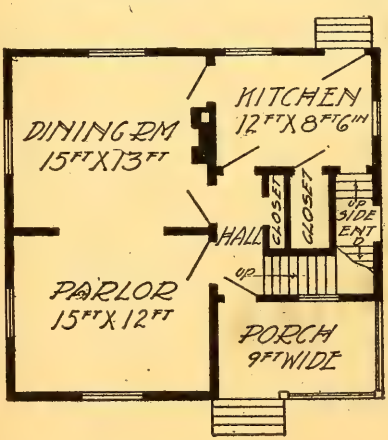
NEW PARIS COTTAGE.—See plans on page 738. Design 2362M; plans $15; cost in frame, $1199 to $1290; story heights, 9 ft. and 8 ft. 6 in. in the clear; well ventilated dining-room. See page 65.

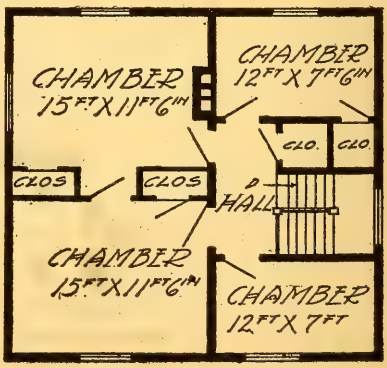
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.





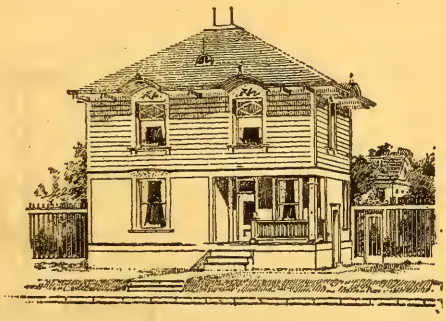
LA FONTAIN RESIDENCE.— Design 2364-M; design on page 741; cost in brick, $6,000 to $6,500. Plans, $65.



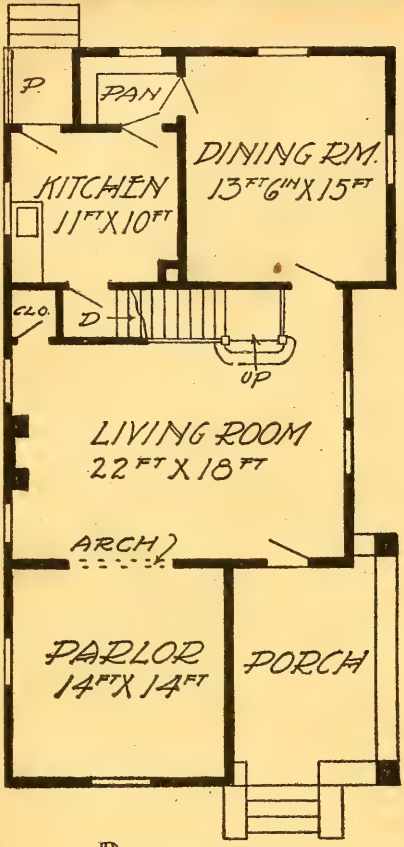


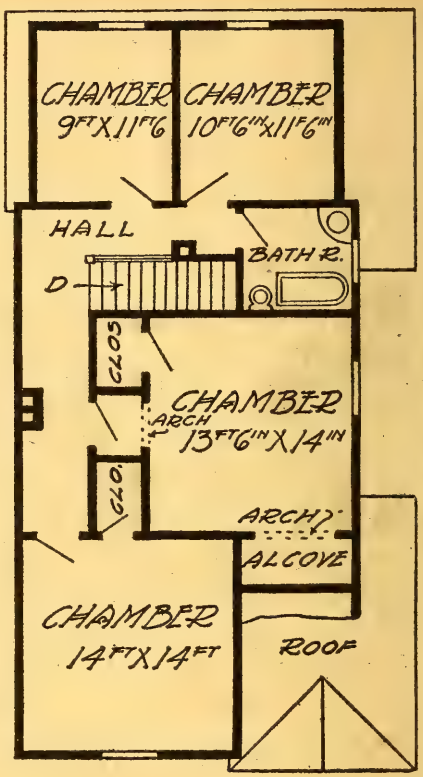
WARKLENITH COTTAGE.—Design 2363M. See design page 741. See page 65.

LA FONTAIN RESIDENCE.—See plans on page 740.
See page 65.

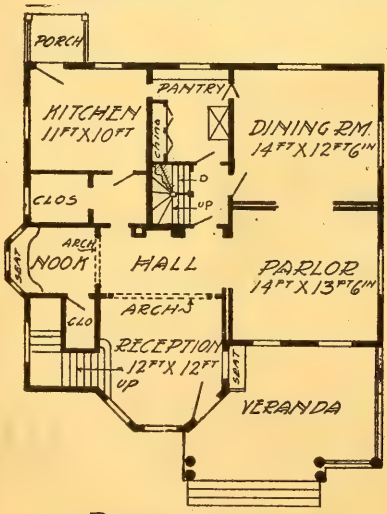


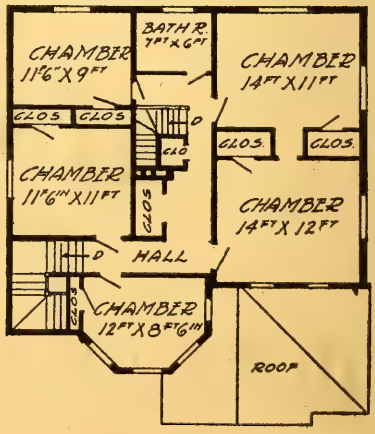
MARKLEVILLE COTTAGE.—Design 2365M; cost in frame, $992 to $1,090; plans, $15. Very attractive exterior. See page 65.





RIGHTWOOD COTTAGE. — See opposite page, 743.

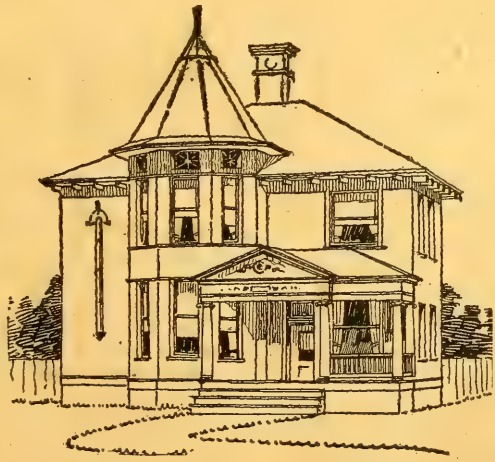




BREWERSVILLE COTTAGE.—See opposite page, 743.

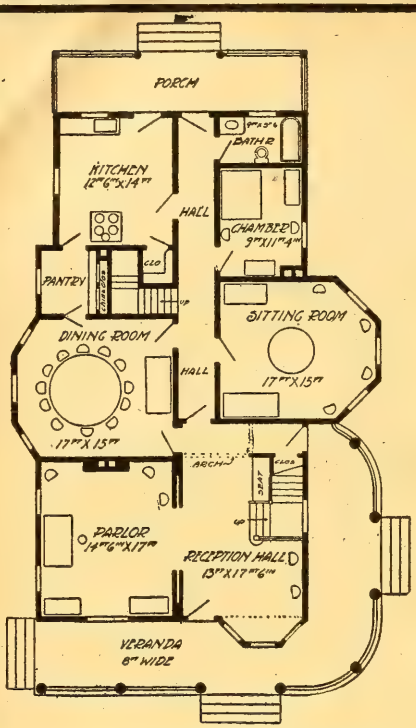
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

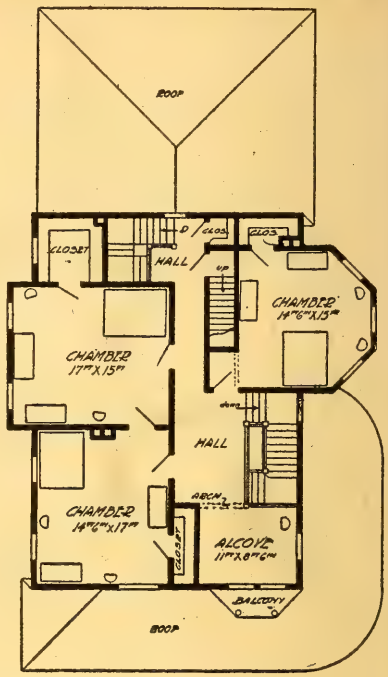
RIGHTWOOD COTTAGE — See opposite page, 742. Design 2366-M; cost $1,290 to $1,392. Plans $15. See page 65.



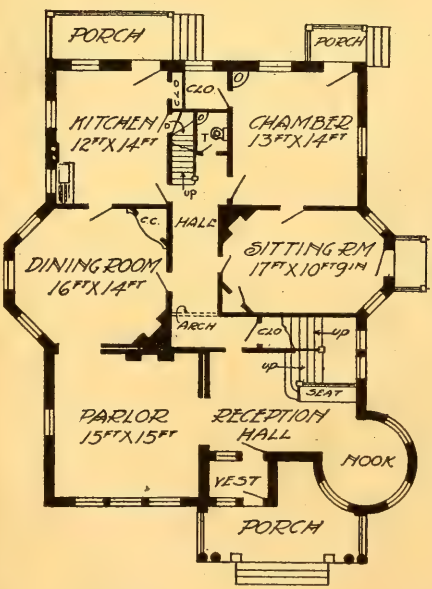
BREWERSVILLE COTTAGE.—See opposite page, 742. Design 2366 M; cost $1,480 to $1,598. Plans, $20.

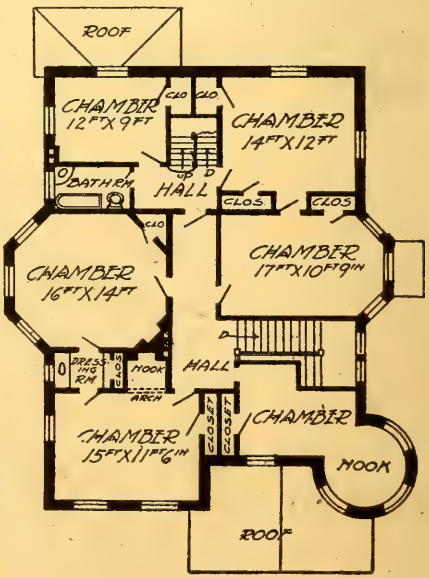
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



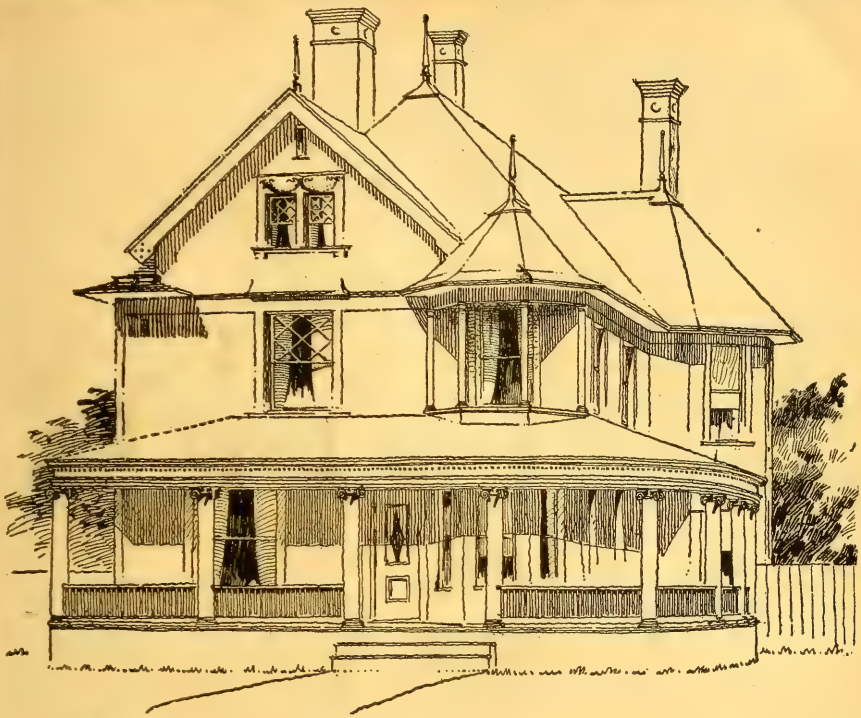


ALLEDONIA COTTAGE. See description on page 759.

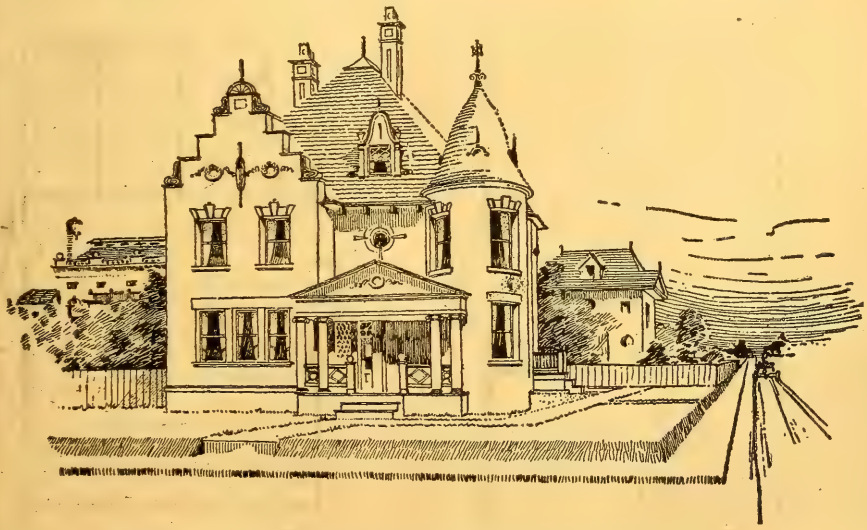




WINSLOW PARK COTTAGE.—See opposite page. Design 2469-M; cost in brick, $7,000 to $7,500. Plans, $55.

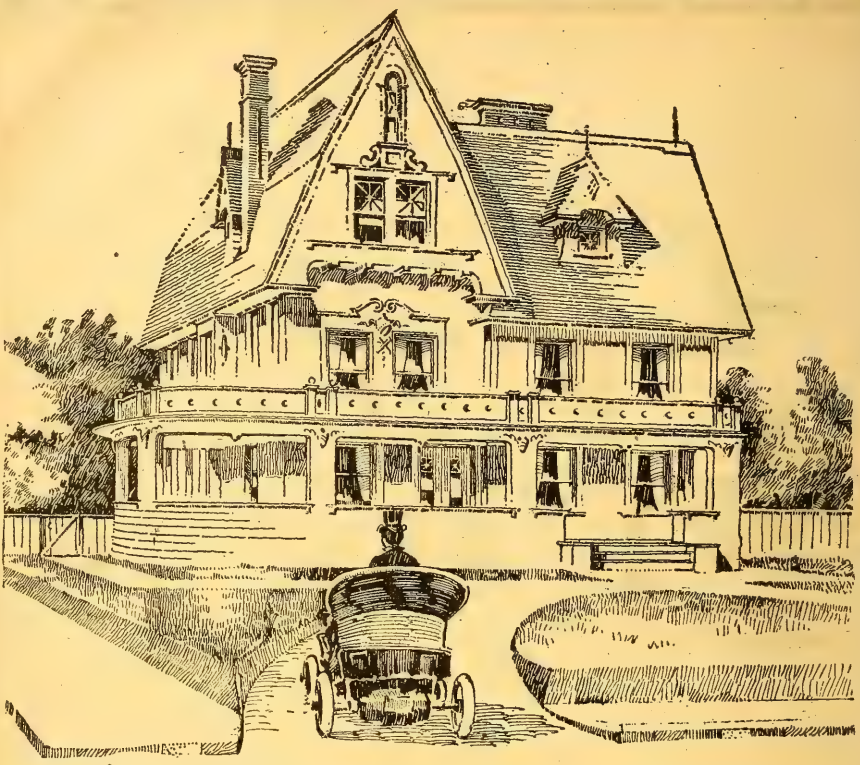


ALLEDONIA COTTAGE.—See opposite page, 744.

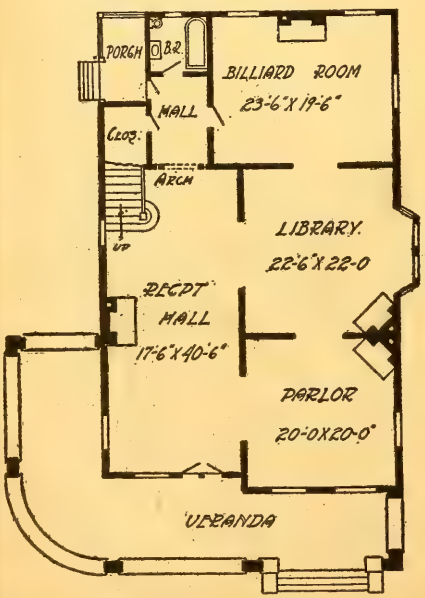


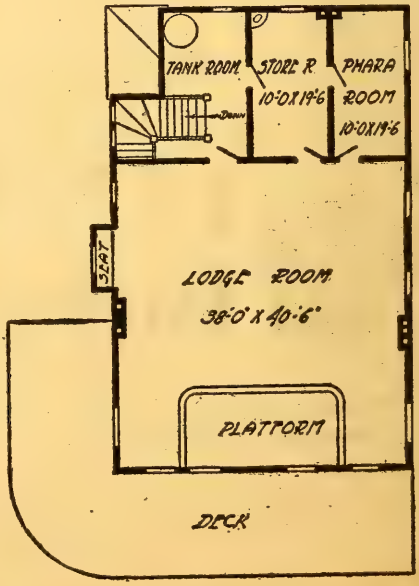
WINSLOW PARK COTTAGE.—See opposite page.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

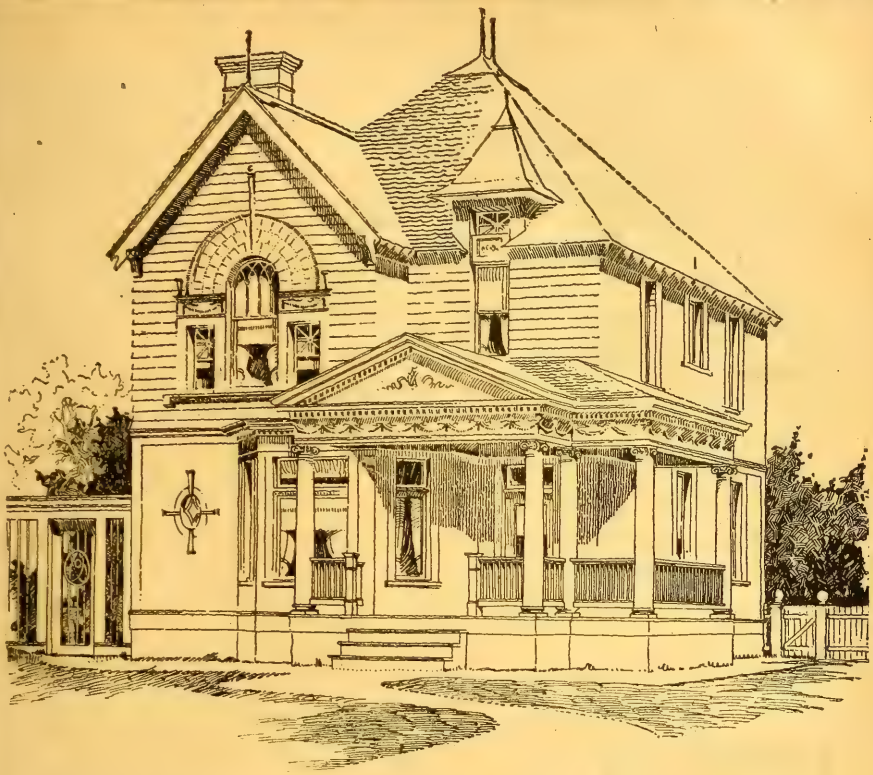


CLUB HOUSE.—Design No. 2370-M; cost $3,000; plans, $45. See page 65.

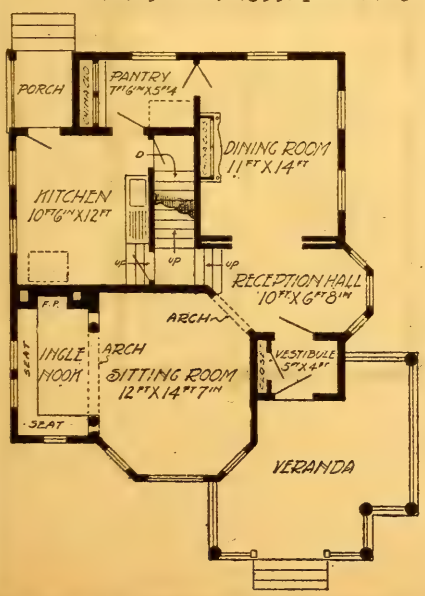


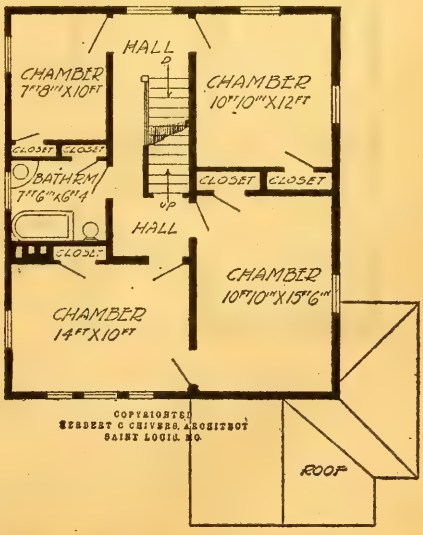


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



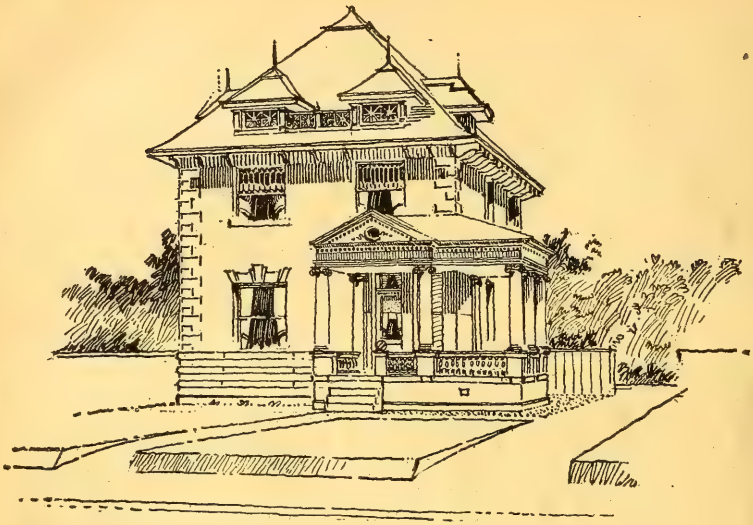
LENARVEE COTTAGE.—Design 2351M; cost in frame, $1,292 to $1,399; plans, $15. See page 65.



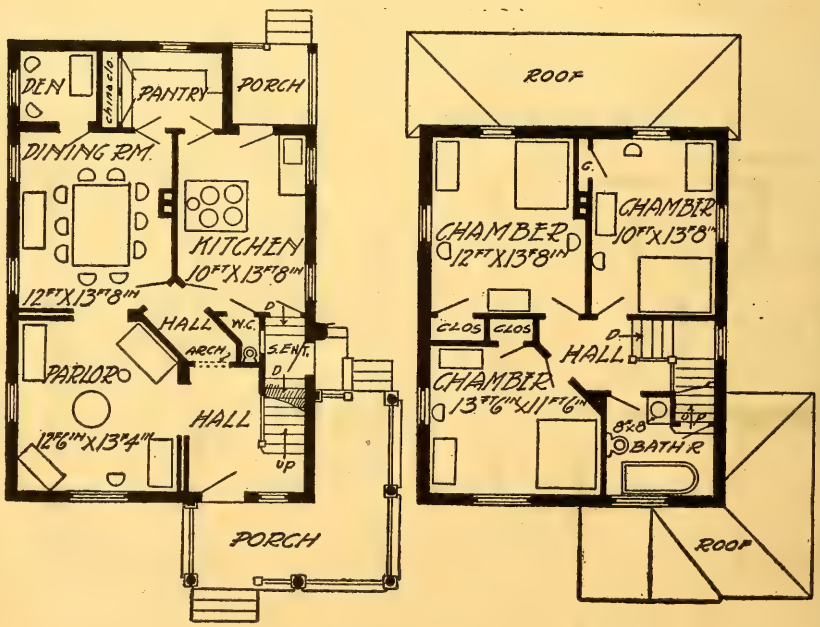


COPYRIGHTED
HERBERT C CHIVERS, ARCHITECT
SAINT LOUIS, MO.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

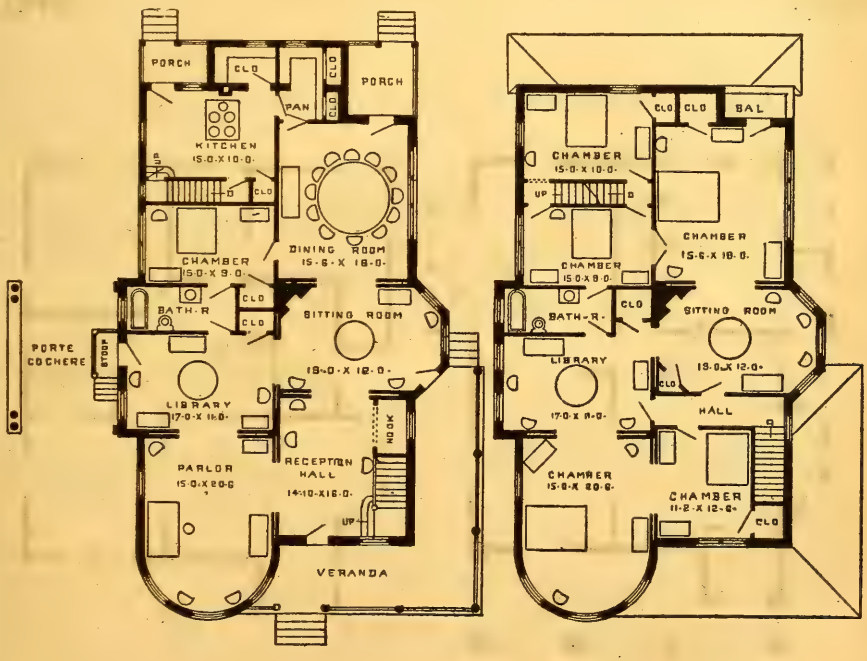


RADNOR RESIDENCE.—Design 2372M; cost, in brick $3,000 to $3,750; plans $45.

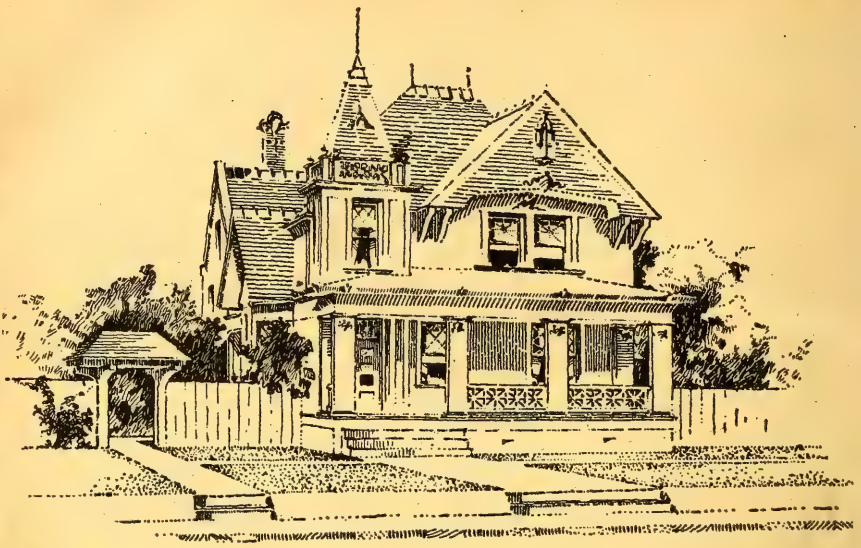


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

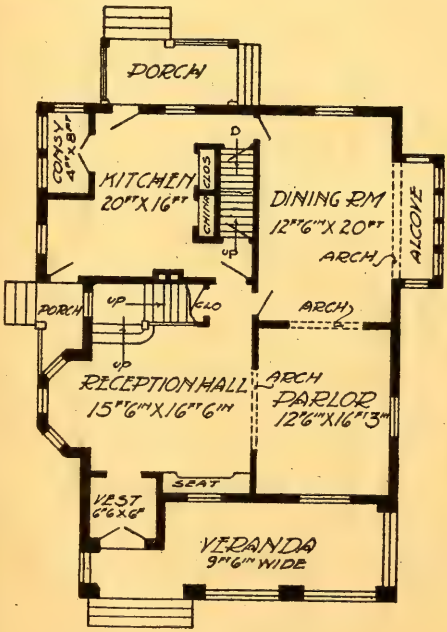
ROSSMOYNE RESIDENCE.—Design 2372-O; cost, in brick $5,600; plans, $56.

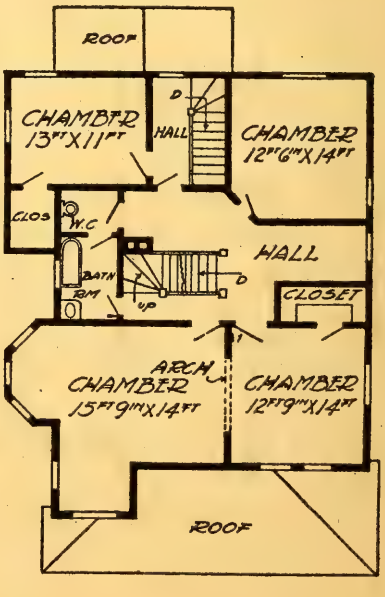


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



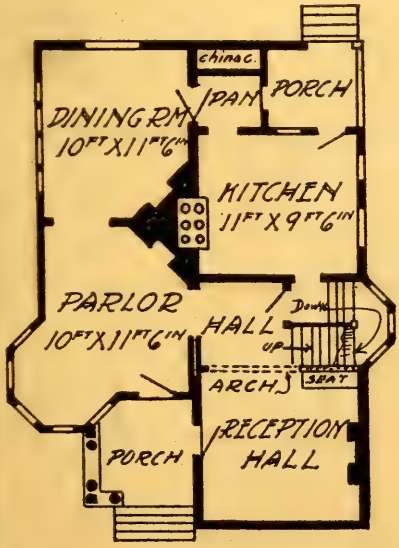
DAUGHTON RESIDENCE.—Design 2374-O; cost in brick veneer and frame; $3,500; plans, $30.

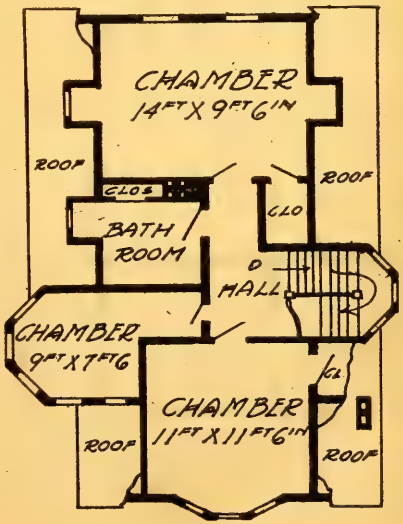




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

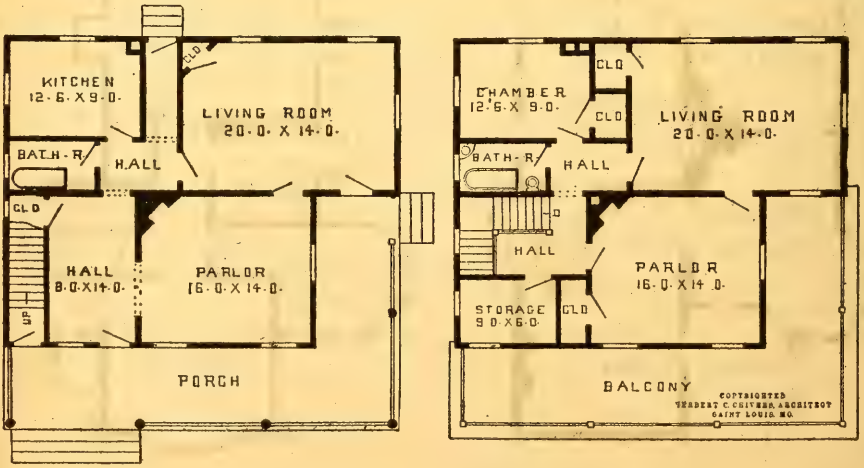
WANATAH COTTAGE.—Design 2375M; cost in frame, $1,092 to $1,198; plans $10.





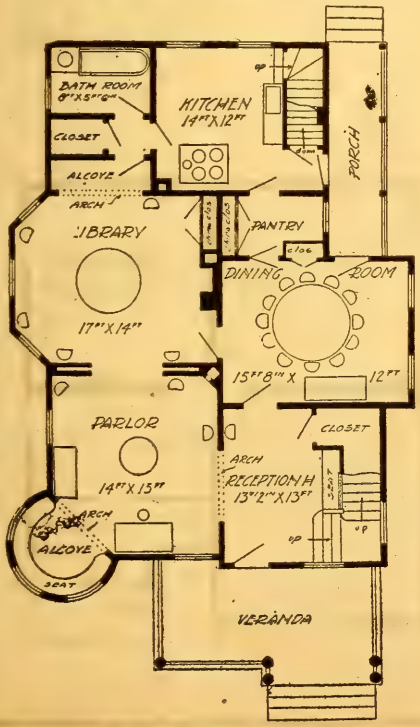
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

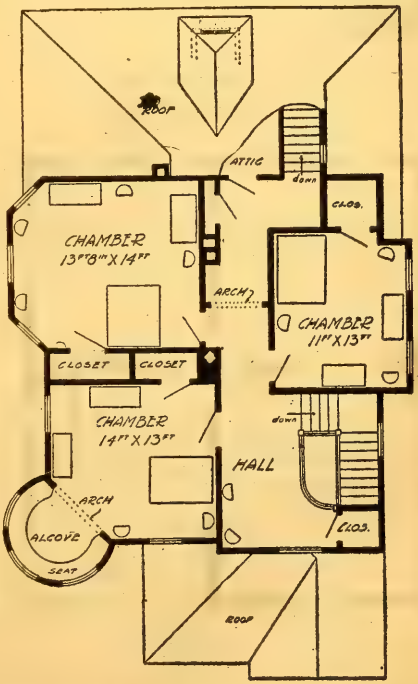
SALAMANCA RESIDENCE—Design 2376M; cost in frame, $2,190 to $2,298; plans, $15. See page 65



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

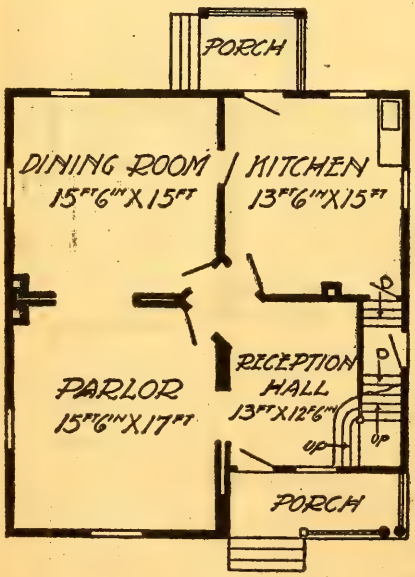
KOUTS RESIDENCE.—Design 2379M; cost in frame, $2,350 to $2,498; plans, $20. See page 65.

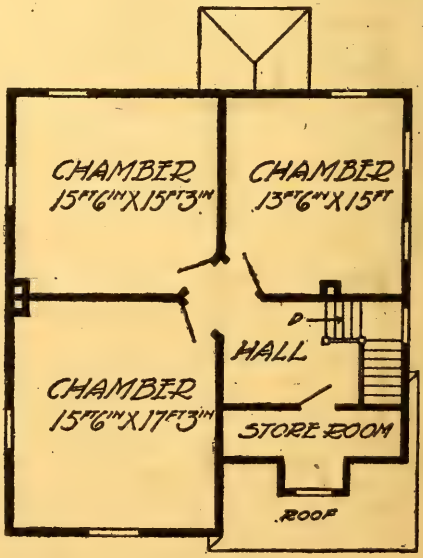




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

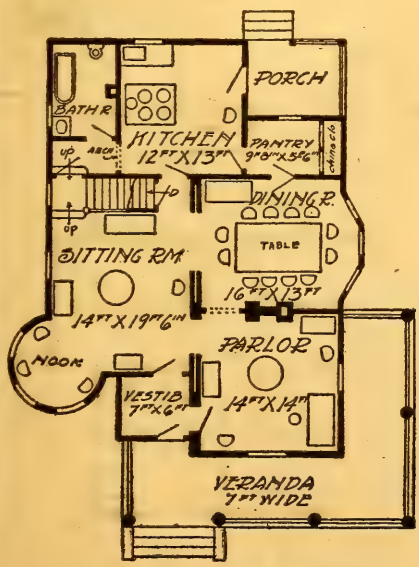
TUSTIN COTTAGE.—Design 2380-O; cost in frame, $1,392 to $1,489. plans, $10. Full story heights. See page 65.

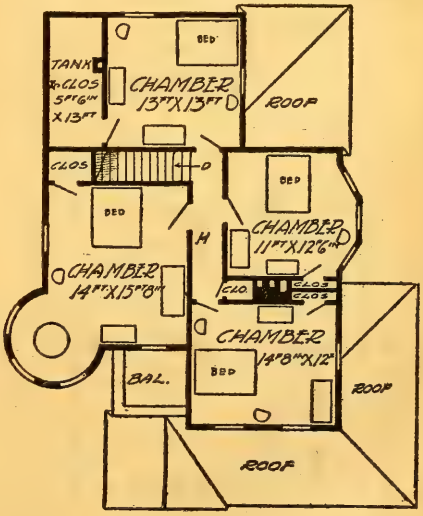




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

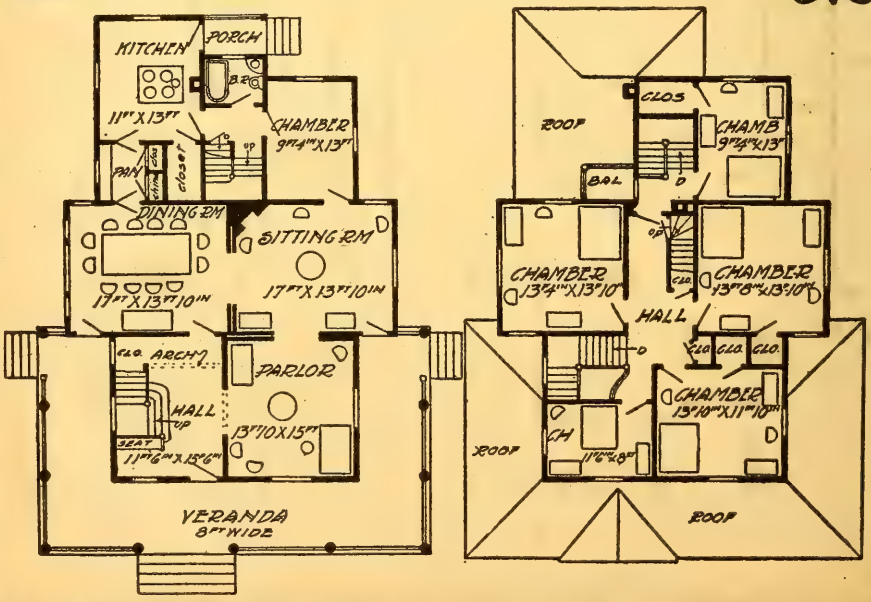
YUMA RESIDENCE.—Design 2381-O; cost in frame, $,2-299 to $2,498; plans, $20. See page 65.





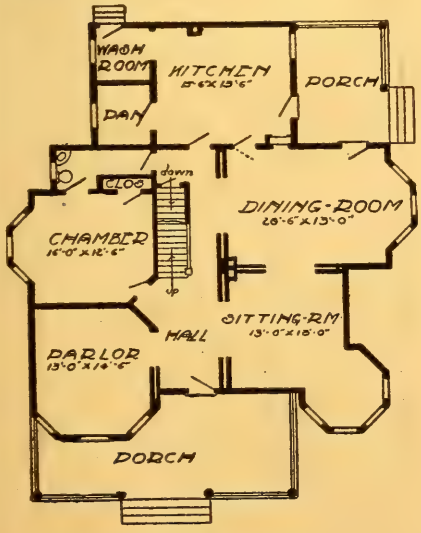
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

KENTON RESIDENCE.—Design 2382-O; cost in frame, $2,492 to $2,589; plans, $25. See page 65.

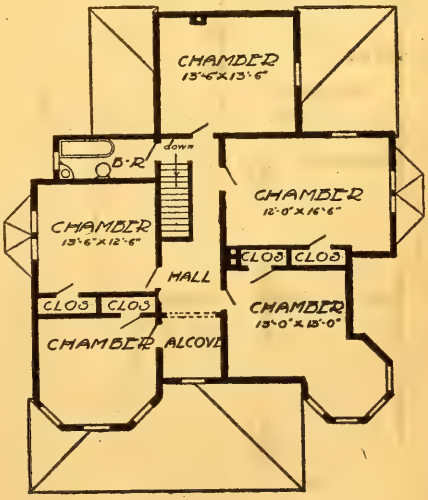


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

LOMERA RESIDENCE.—Design 2382M; cost in frame, $2,690 to $2,782; plans, $25. See page 65.



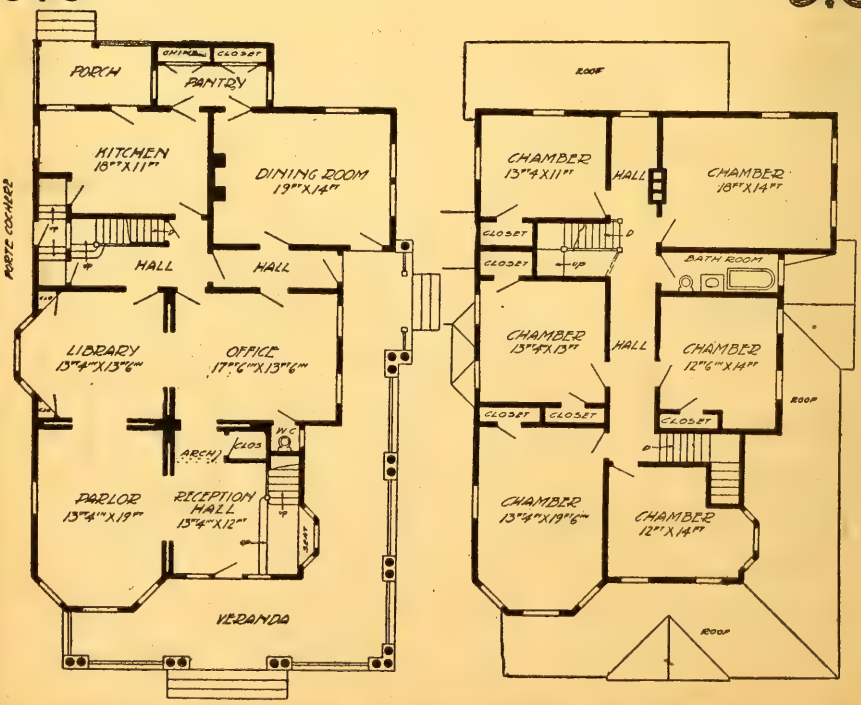
PLAN OF FIRST-FLOOR



PLAN OF SECOND-FLOOR

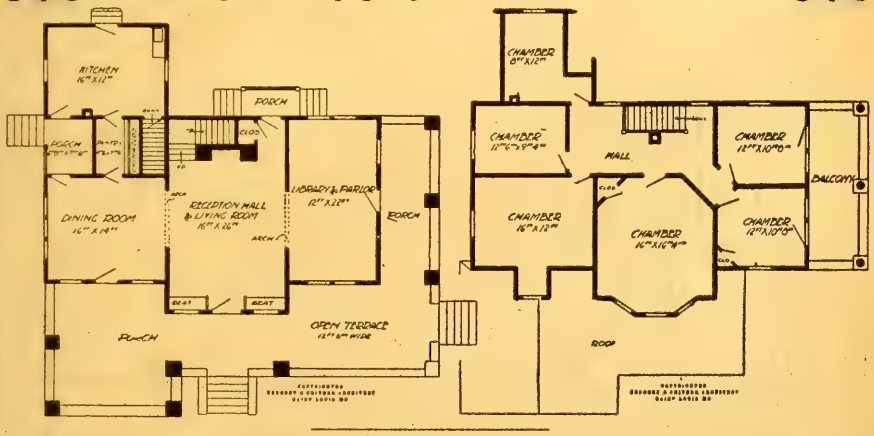
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

RUDYARD RESIDENCE.—Design 2384M; cost in frame, $2,782 to $2,930; plans, $25. See page 65.

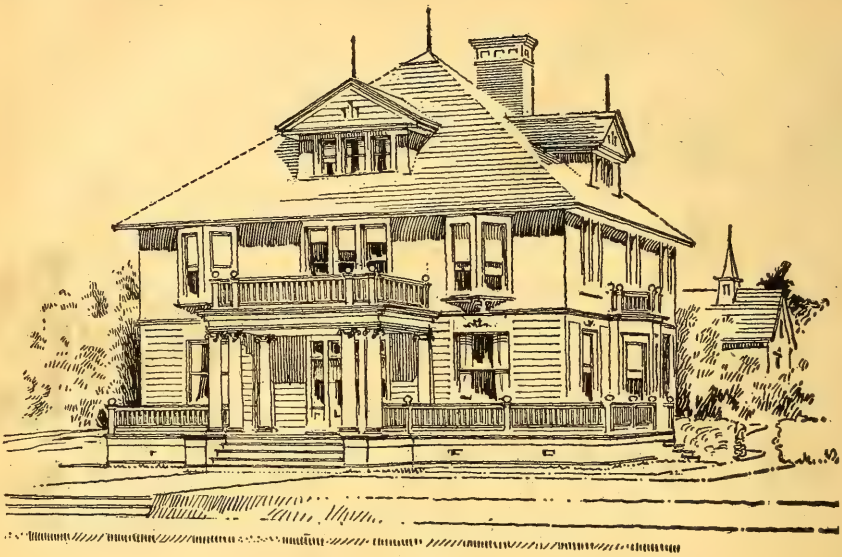


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

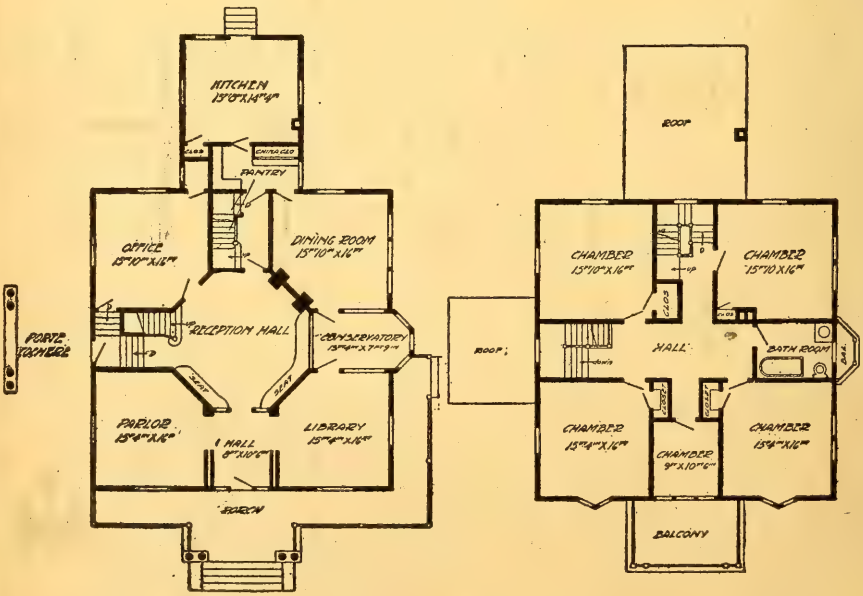
SHABBONA RESIDENCE.—Design 2385M; cost in frame, $2,690 to $2,782; plans, $35. A very attractive summer house design. See page 65.



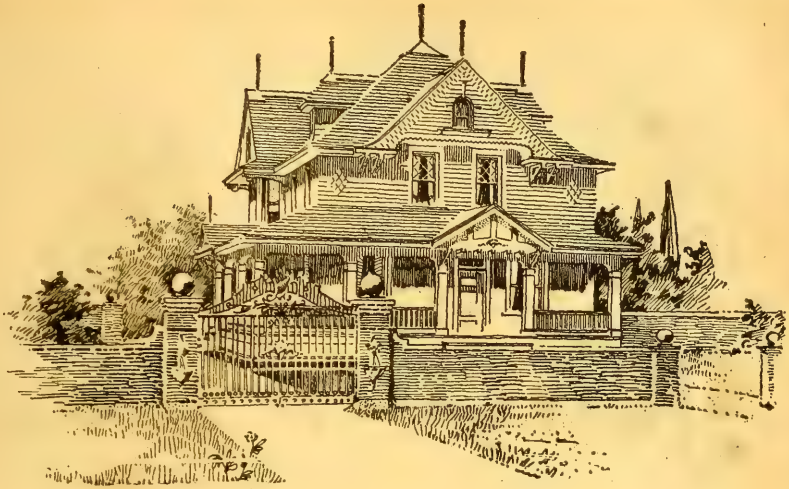
ALLEDONIA COTTAGE.—Design 2368-O. See pages 744 and 745. Cost $2,890 to $2,998; plans, $25. Modification No. 2 ,(lower) of same general size; with no bays to sitting-room or dining-room or reception-hall; with bath where pantry is; with dining-room as bed-room; with rear hall left out; with sitting-room, 15x17; with 11x12 dining-room back of this and pantry where bath now is; with no small balcony to second story front; and with basement under entire house. See page 65.



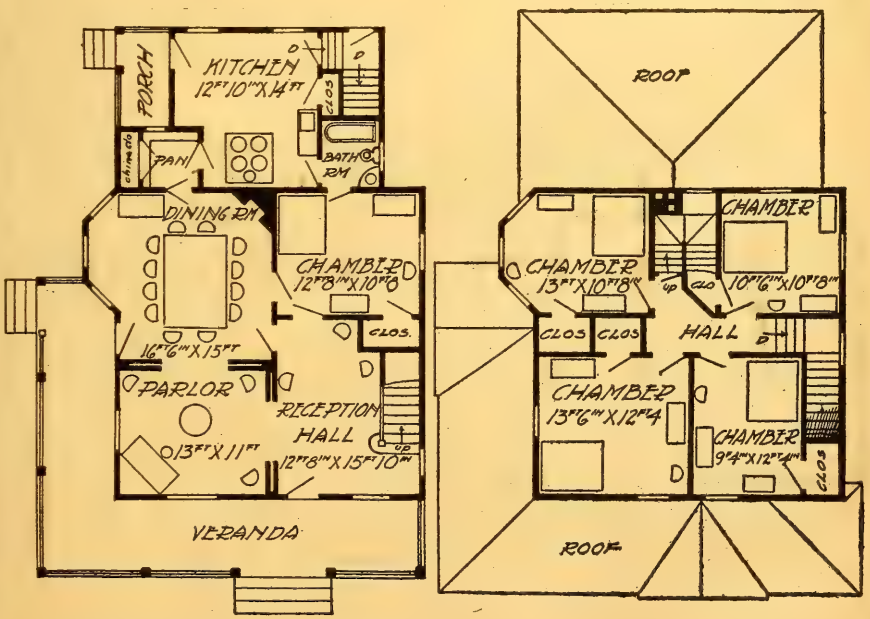
BARDOLPH RESIDENCE.—Design 2386M; cost in frame, $2,498 to $2,792; plans, $25. Special features: Large attractive reception hall 19x19 ft., suitable for a physician; with plate glass window at conservatory. See page 65.



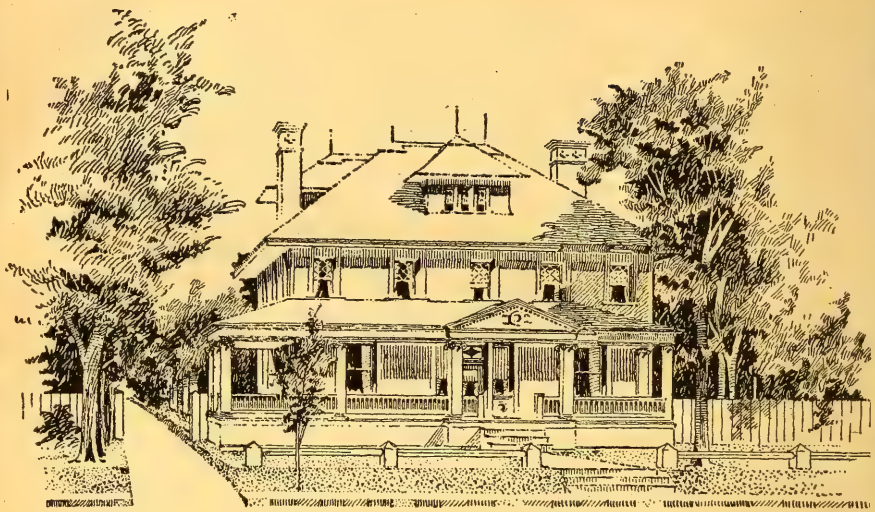
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



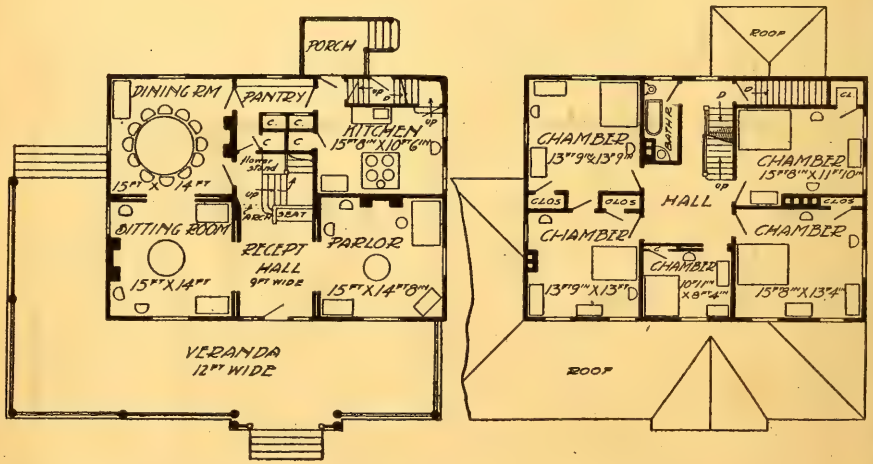
JULIETTA RESIDENCE.—Design 2387M; cost in frame, $2,592 to $2,780; plans, $25. Special features: Down stairs chamber and bath; large veranda. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

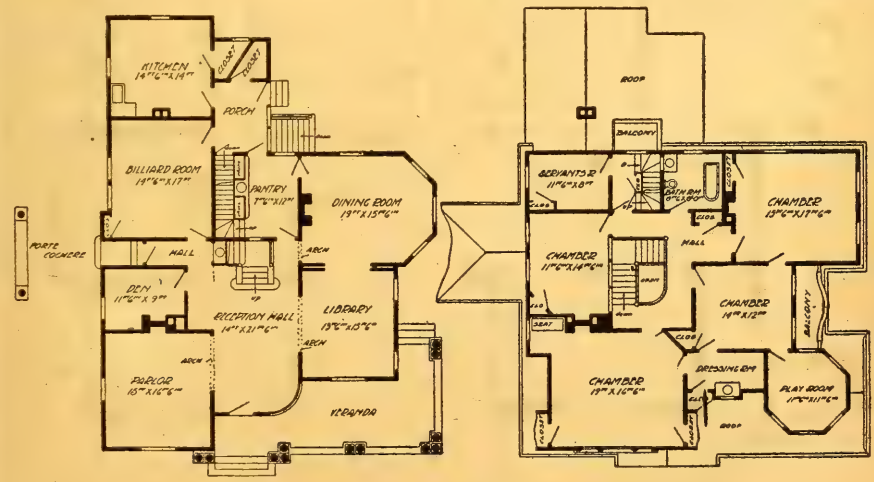


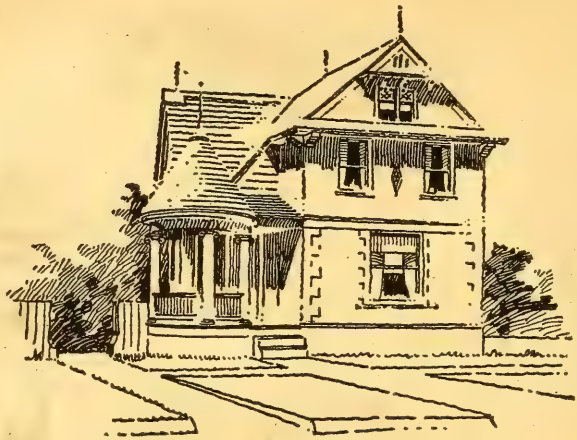
BURGIN RESIDENCE,—Design 2388-O; cost in frame, $2,990 to $3,290; plans, $30. See page 65.



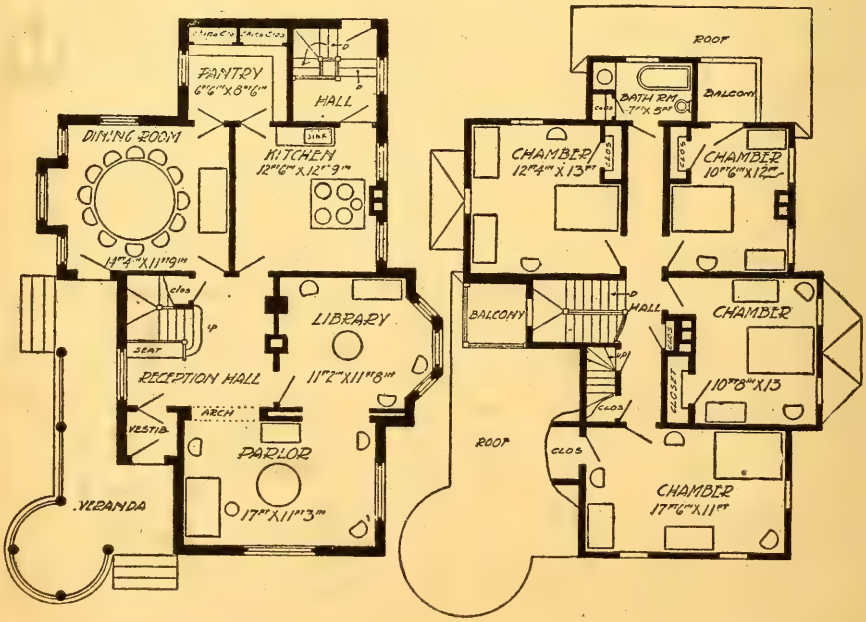
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

TUSCALOOSA RESIDENCE.—Design 2389-O; cost in frame, $2,980 to $3,500; plans $30. Story heights, 12 and 11 ft. See page 65.



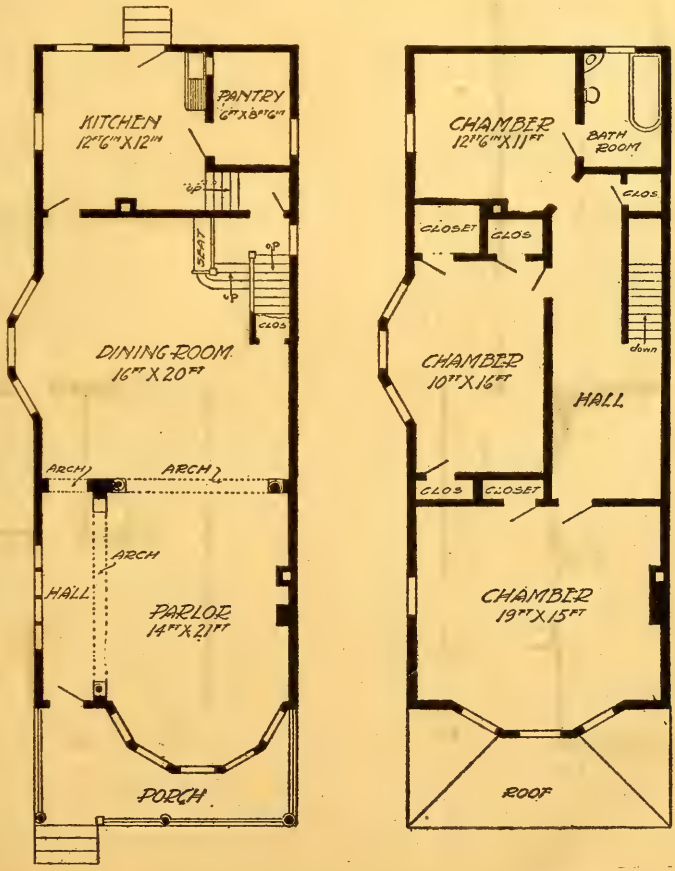


CARROW RESIDENCE.—Design 2390M; cost in brick and frame, $3,500; plans, $30.

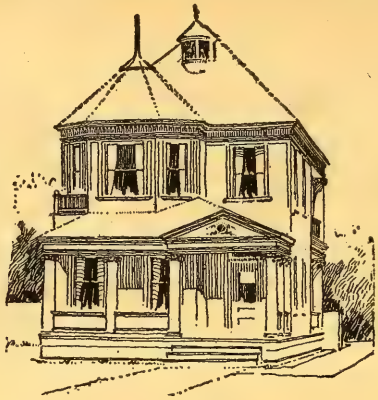


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

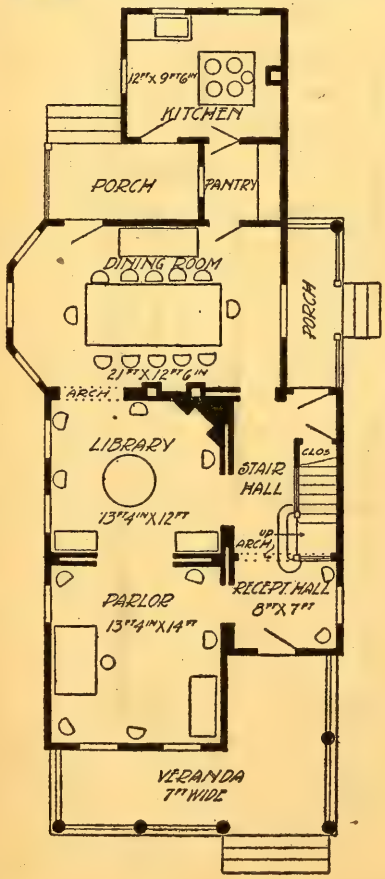
CADMUS COTTAGE.—Design 2391M, cost in frame, $1,292 to $1,348; plans, $15. See page 65.

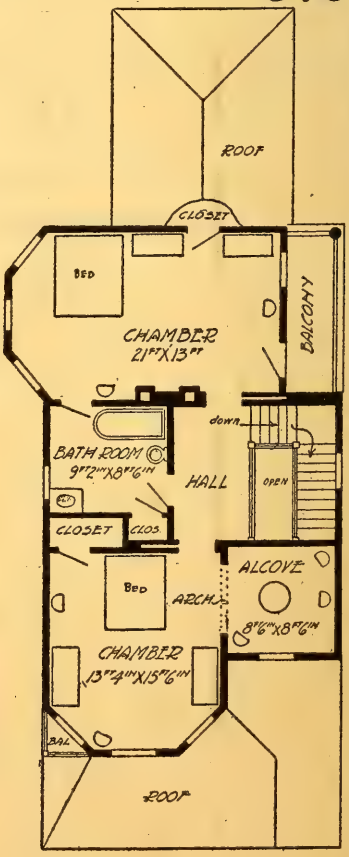


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

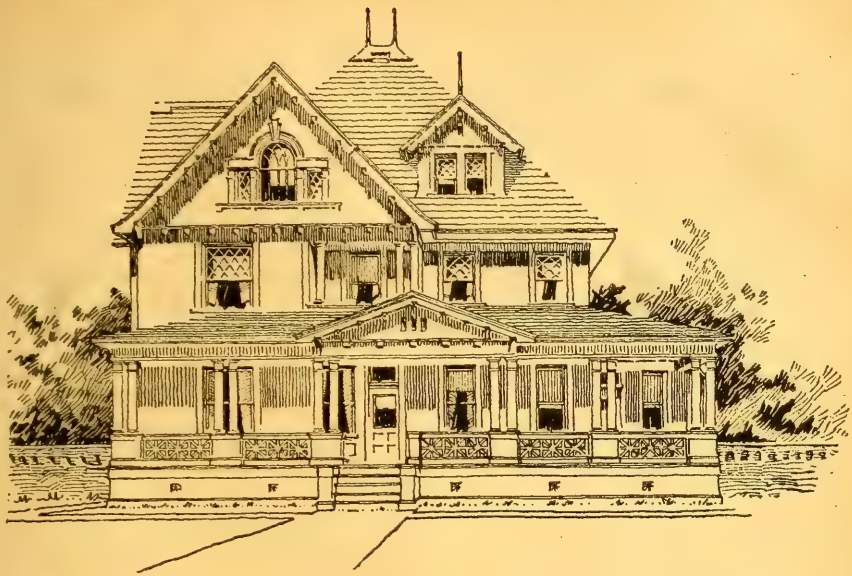


ORTEMO RESIDENCE.—Design 2392-O; cost in frame, $1,892 to $1,984; plans, $10. Special features: Large drawing-room. See page 65.

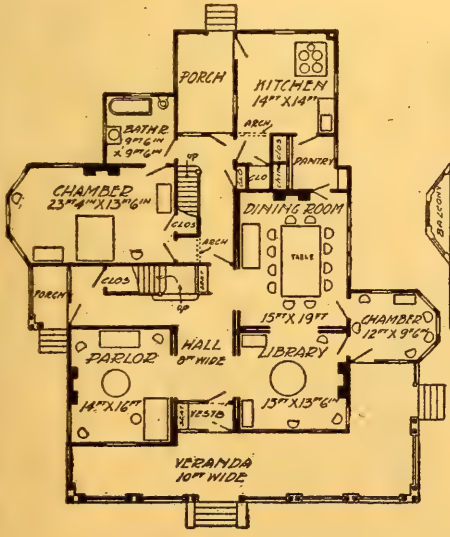


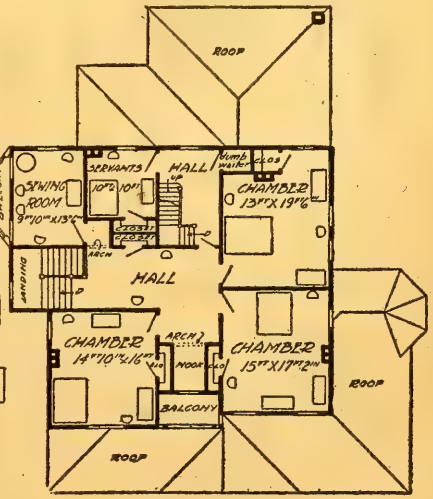


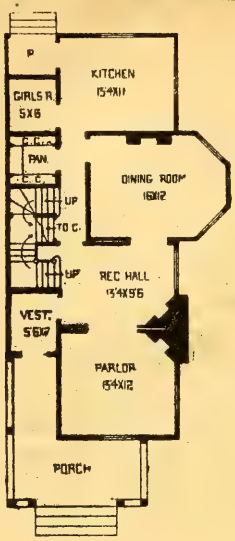
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

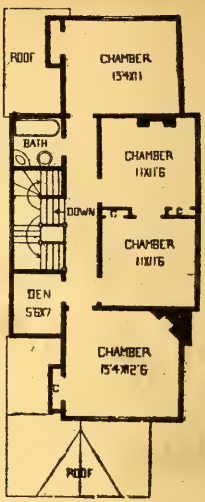


CALVA COTTAGE.—Design 2393M; cost in frame, $3,500 to $4,500; plans, $45. Special features: Well lighted, cheerful chamber next to dining-room and library; this could be used as an office. See page 65.

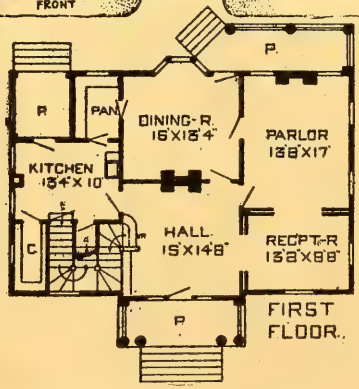


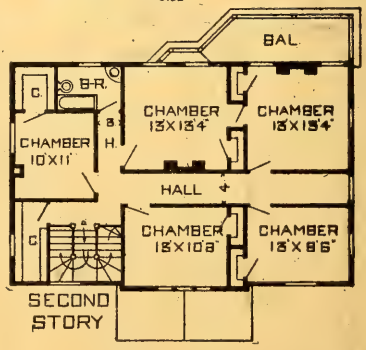






KENDALLSVILLE RESIDENCE.—Design 4372M; cost in frame, $2,190 to $2,650; plans, $35; width, 20.4x47.8.

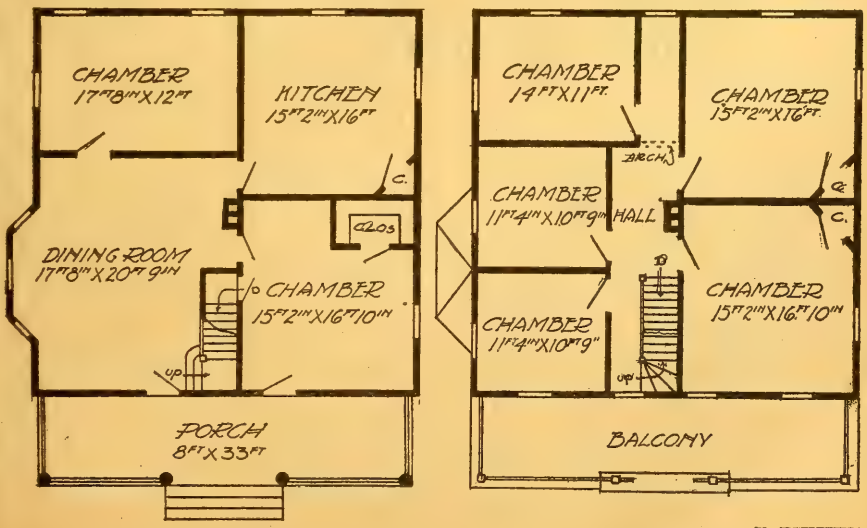




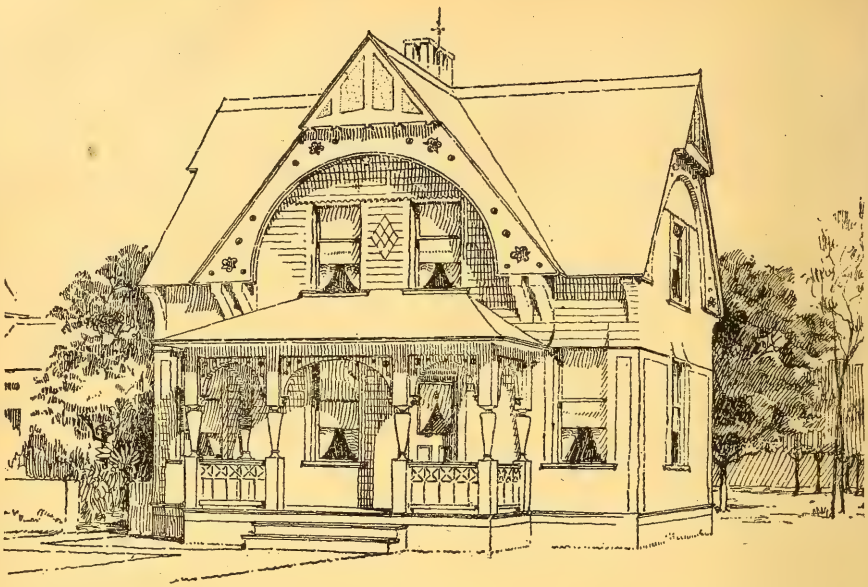
ENGLEWOOD RESIDENCE.—Design 871M; cost in frame, $2,150 to $2,480; plans, $15; width, 43.6x29.6; story height, 9 ft. 6 in. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ERDA RESIDENECE.—Design 100,045-O; size, 34.6x33 ft. 6 in.; cost, $1,588 to $1,792; plans, $15; story heights, 1st 9 ft. 6 in., 2d 9 ft., cellar 7 ft. A plain, practical house. See page 65.

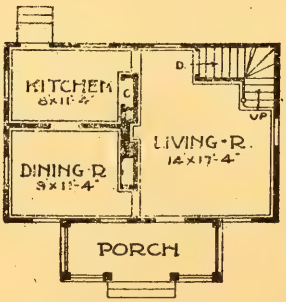


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

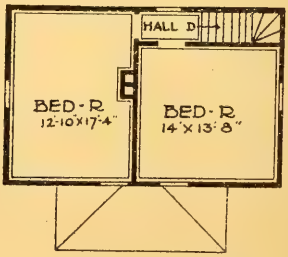


GENEVA LAKE COTTAGE.—Design 1634-O; in frame, $575 to $666; plans, $5; width, 18 ft. by 26 ft. 4 in.; story heights, 8 ft. 6 in. and 8 ft. Special features: Ornamental gable and porch design. Modifications: Dining-room can be enlarged by building one story kitchen behind.

Geneva Lake No. 2, Smith design, with 14.6x10 ft. dining room; 14.6x9 ft. 6 in. kitchen; with three rooms above, sizes, 14x16, 10.6x9 ft., and 14.6x9 ft. 4 in., with closets to each room; story heights, 9 ft. cut down to 6 ft. at four corners of building. See page 65.

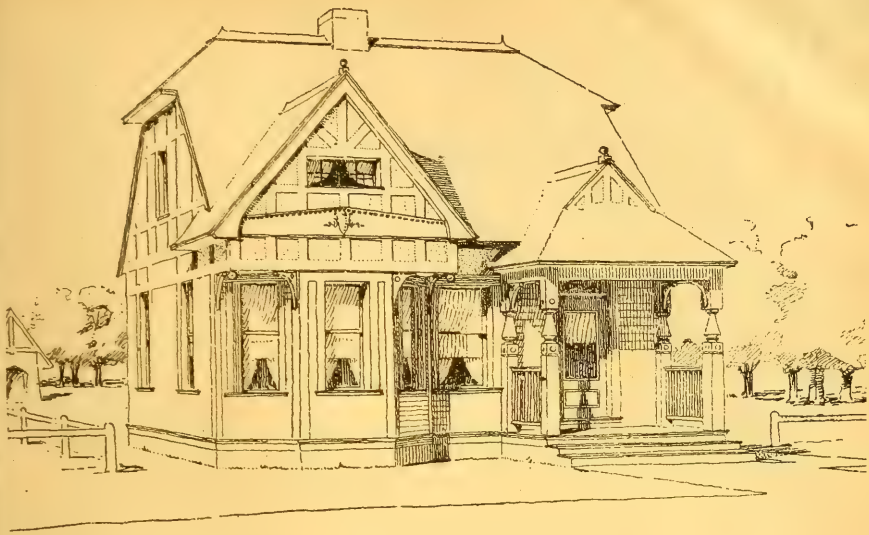


FIRST-FLOOR.



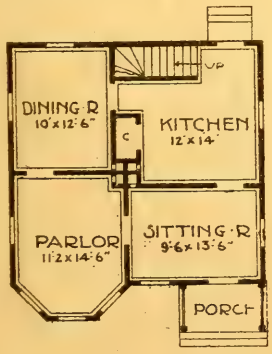
SECOND-FLOOR.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

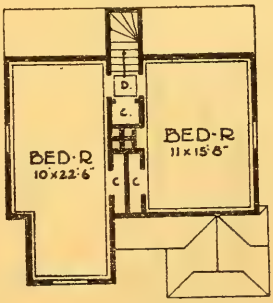


CINCINNATTI COTTAGE.—Design 1620-O; in frame, $644 to $790; plans, $5; width, 25 ft. 8 in. by 28 ft.; story heights, 9 ft. and 8 ft. 6 in. Special features: Unique porch and gable ends; economical flue connections. Modifications: Inside stairs to cellar can go down below rear stairs. See page 65.

CINCINNATTI No. 2, Barberville design; sitting room 14.8x15 ft.; parlor 14.8x15 ft.; 15x13 ft. dining room back of sitting room; with 11.3x12 kitchen, with 3x12 pantry and 8x12 porch, with 3 rooms and bath above, sizes 15x18, 15x10, 11x9; with front 8 ft. porch returning on side, with 9 and 8 ft. story heights. Plan is reversed to what is shown.

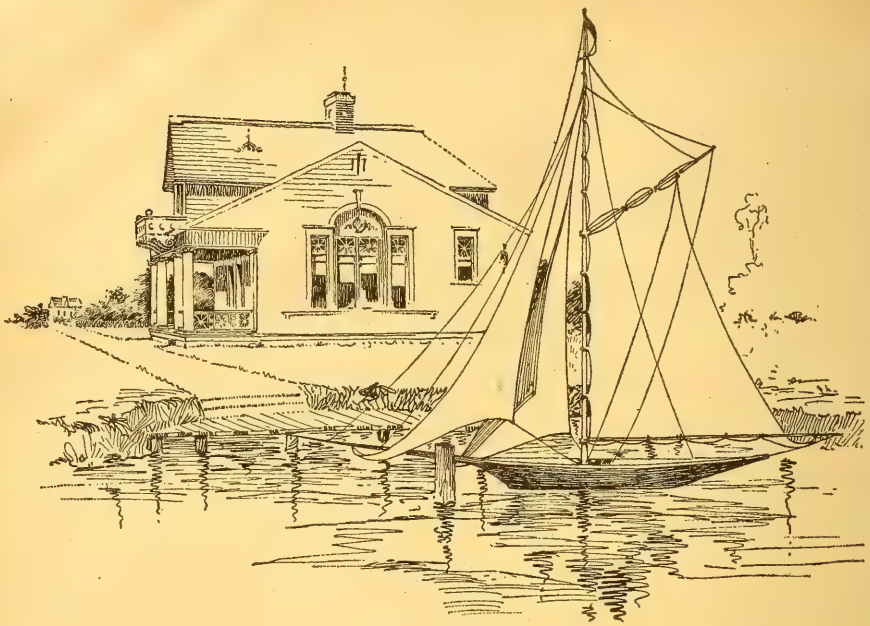


FIRST·STORY

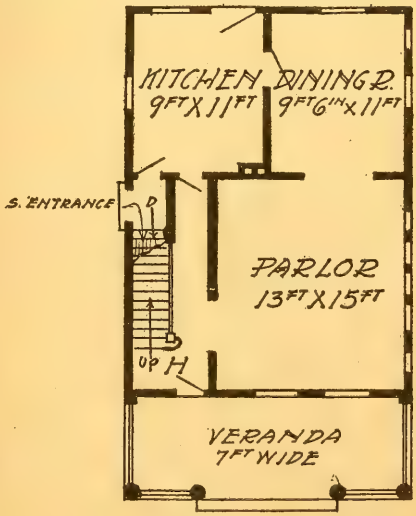


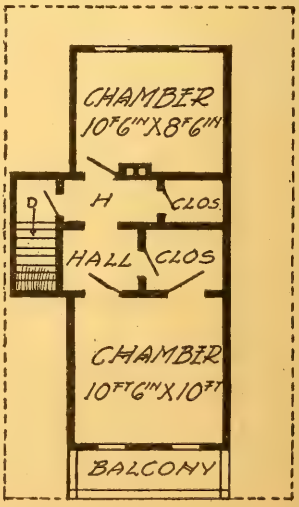
SECOND·STORY

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

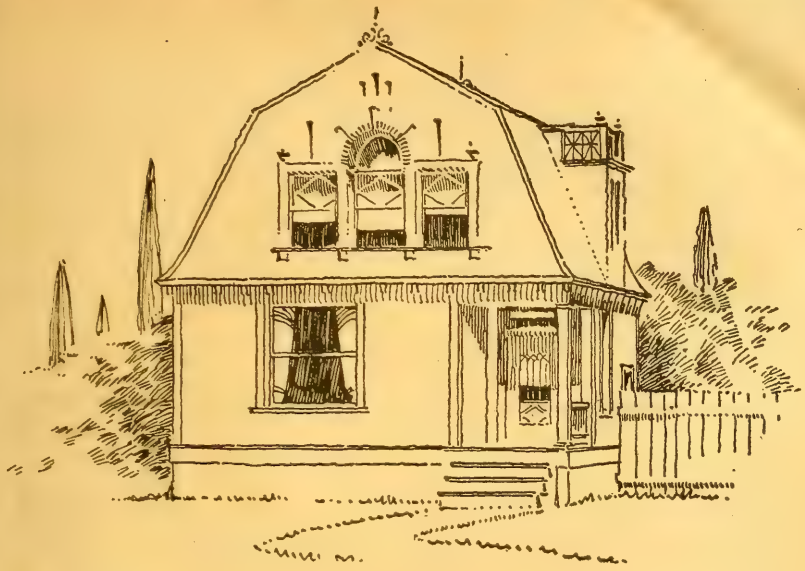


OAKWOOD.—Design 2350M; cost in frame, $450 to $550; plans, $10. See page 65.

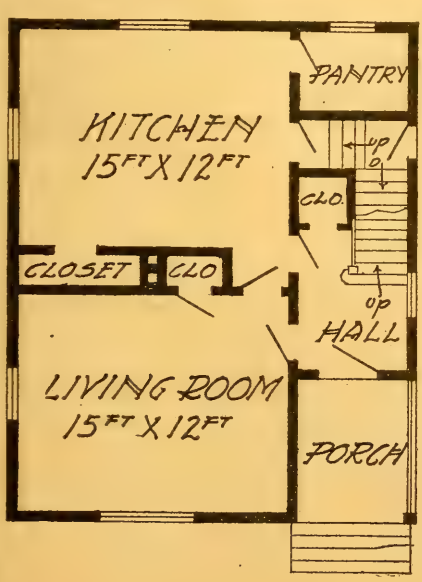


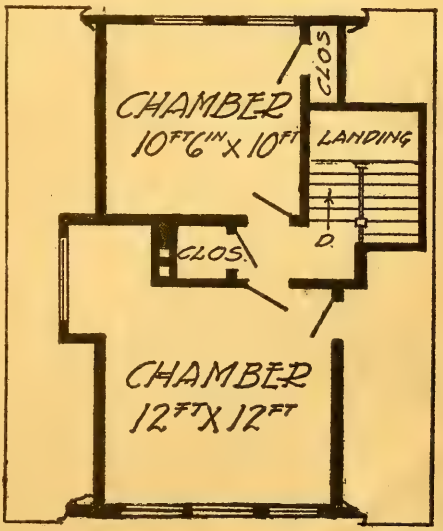


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

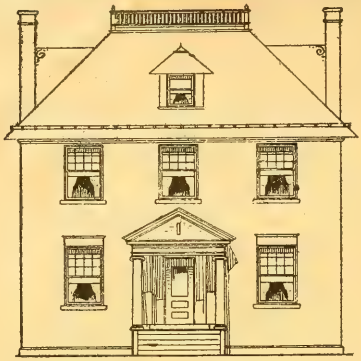


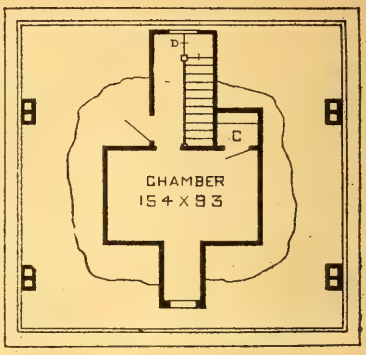
JENERO.—Design 2351M; cost in frame, $450 to $550; plans, $10. See page 65.

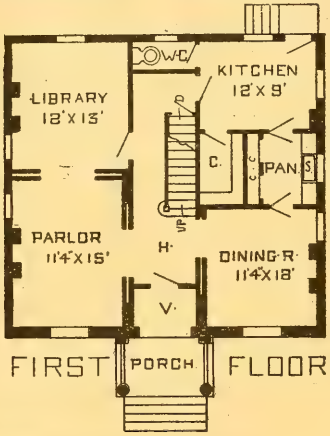


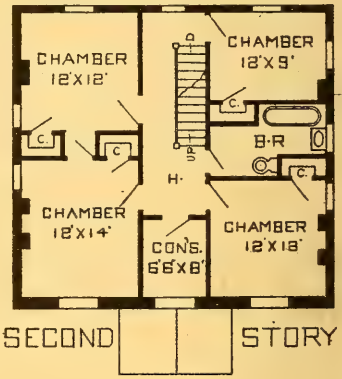


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

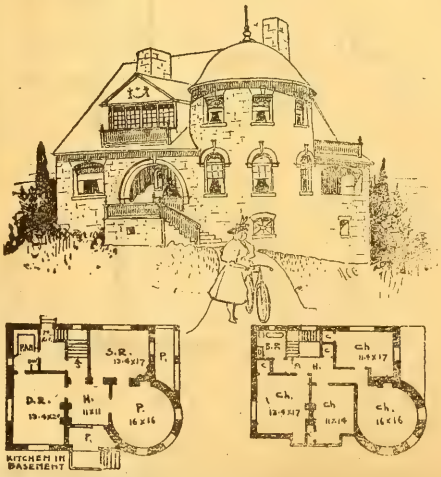






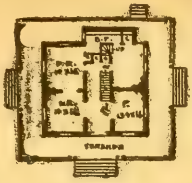


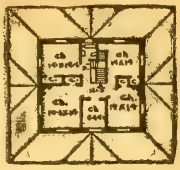
CITY HOUSE.— Design 5021M; in frame, $1,500 to $1,800; in brick, $1,800 to $2,300; plans, $25; special features: Square compact plan; w. c. next to kitchen; large pantry. See page 65.

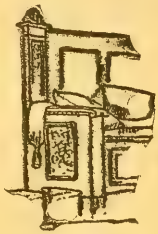


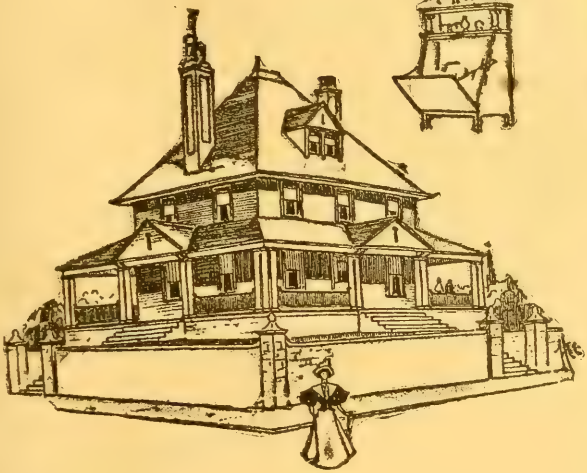
STONE HOUSE. — Design 898M; in stone, $2,500 $3,500; plans, $40.

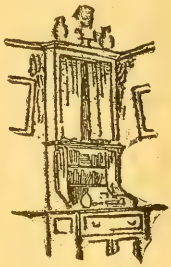
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



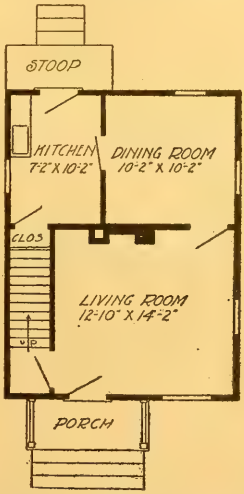


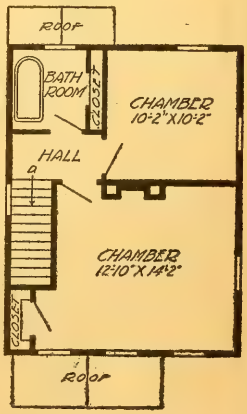




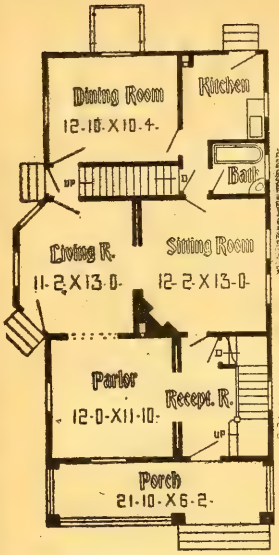


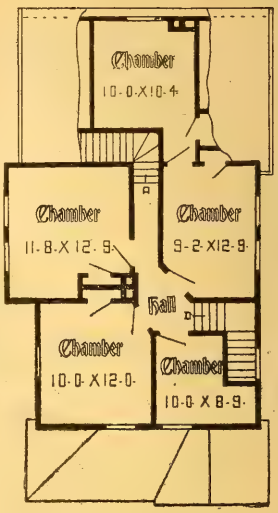
A CORNER LOT RESIDENCE.—Design 894M; in frame, $2,000 to $2,250; plans, $28; width, 37 ft. 8 in. by 33 ft. 6 in.; width over all, 50 ft. See page 65.

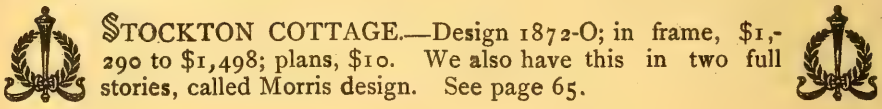




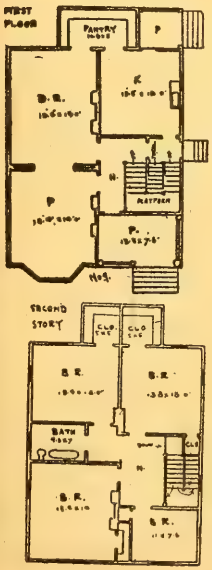
OSHKOSH COTTAGE.—Design 2-O; cost, $650 to $750; plans, $5. A very compact house. See page 65.





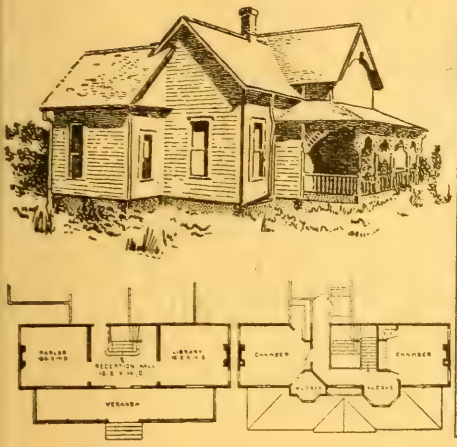


STOCKTON COTTAGE.—Design 1872-O; in frame, $1,290 to $1,498; plans, $10. We also have this in two full stories, called Morris design. See page 65.



MIAMI COTTAGE.—Design 2352M; cost, $1,480 to $1,598; plans, $15. A very compact house. See page 65.

No. 1.



No. 2.

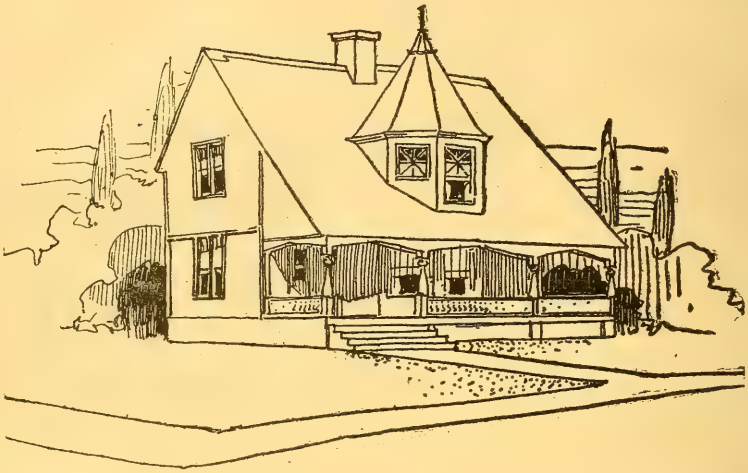
REMODEL WORK.

MANY an old house would be remodeled if it could successfully be done without sacraficing a greater portion of the present structure, and even then, as many say, "it's an old house after all."

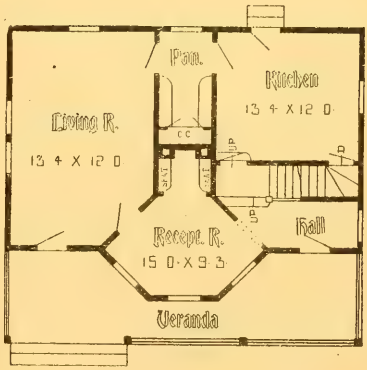
But there are ways of overcoming these difficulties, and a very successful instance is in the residence of Mr. J. N. Tool, of Bloomfield, Mo., who several years ago erected a carpenter-planned structure, as given in cut No. 1, and tiring of it wished it completeiy remodeled. This would have meant practically a new house. At least it would have cost nearly as much. It was then decided to allow the present structure to remain, cut the front poarch off, put it in the rear, and erect an entirely new two-story structure, and as indicated in black lines on the plan, thereby giving the house an entirely new and up-to-date appearance, and not disturbing the old house in the least, as shown in cut No. 2. As the plan is only one room deep, the cost was less than half of what might otherwise have been expended, being $1,200.

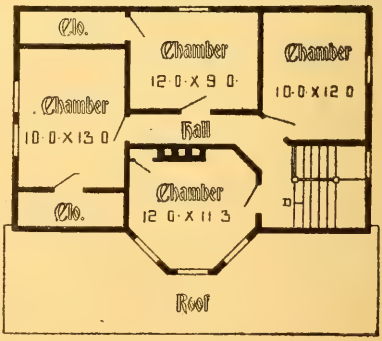
The views show the "before-taking" amateur-planned house and the "after-taking" effects of a competent architect's design, with full size details of construction furnished, showing all moldings, ornaments, etc.

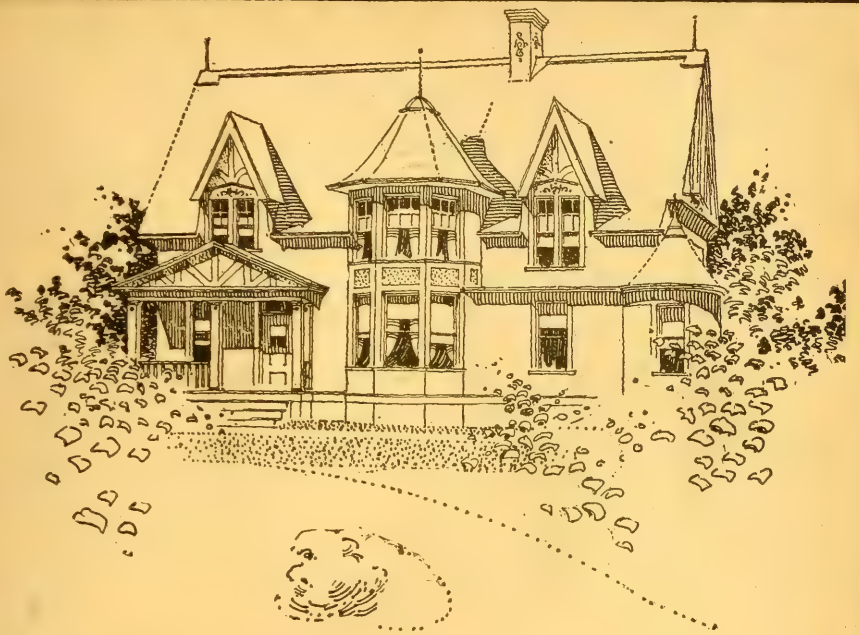
We can prepare remodeling plans for 4 per cent on cost of improvements, with no fee less than $50.



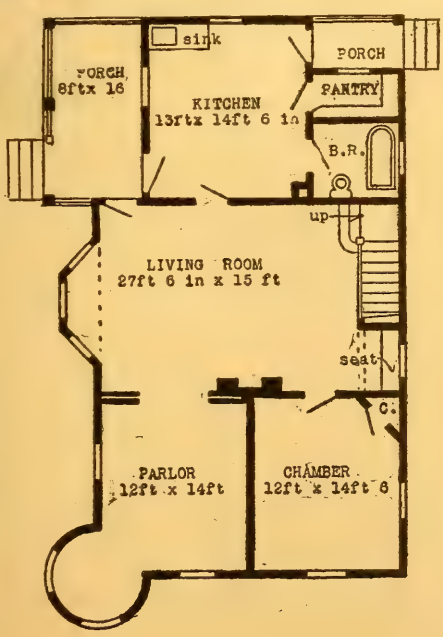
MADISON COTTAGE.—Design 40M; in frame, $1,199 to $1,296; plans, $10; width over all, 37 ft.; story heights, 9 ft.; side walls cut down by roof to 5 ft. See page 65.

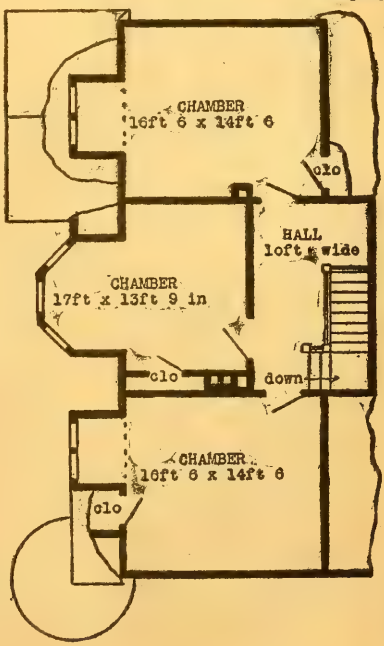






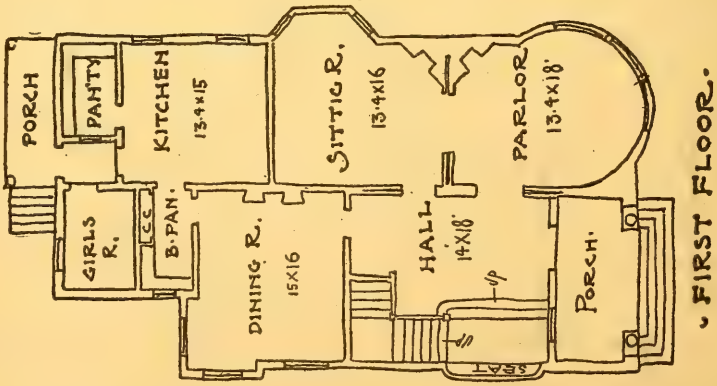
EGGERSON COTTAGE.—Design 2353-O; cost in frame, $1,349 to $1,562; plans $10. A very attractive front.





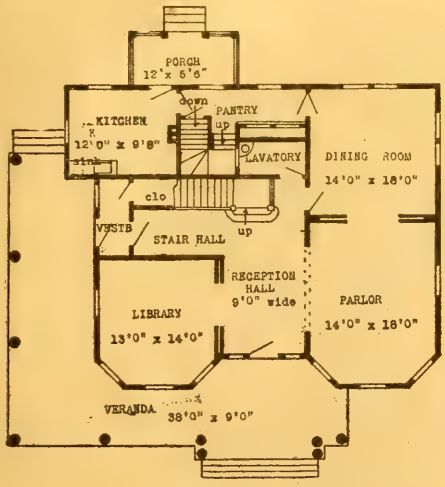
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

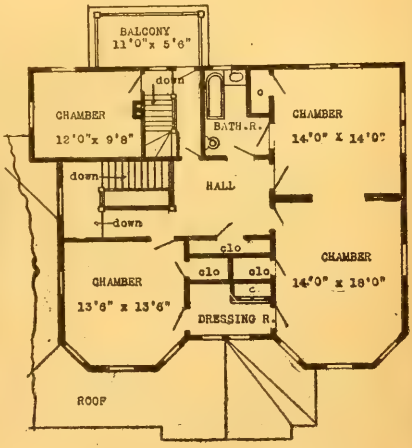
GAYLORD COTTAGE.—Design 847M; in frame, $1,798 to $1,809; plans, $15; width, 30 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story at tower one room above). Special features: Simple but attractive exterior, Tower would look well of stained shingles, with corner windows and white trimmings. It has a swell appearance. The seat in reception hall looks well. See page 65.



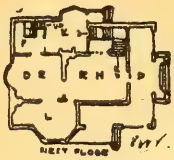
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

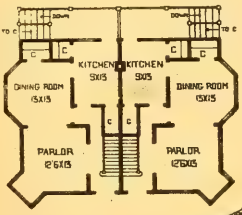
DOLANDUS COTTAGE.—Design 2354; cost $2,450 to $2,700; plans, $15. See page 65.

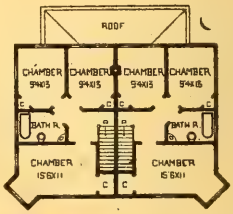


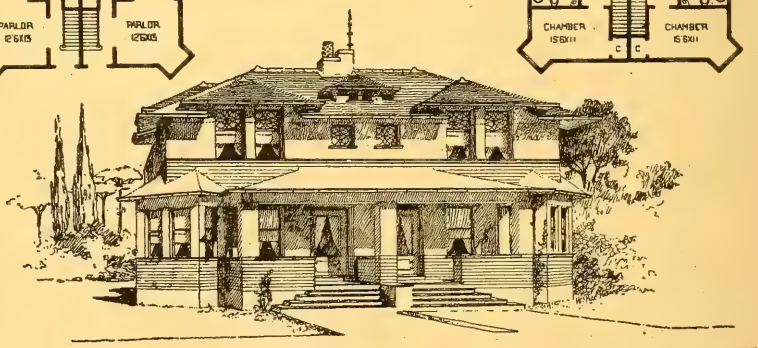


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.





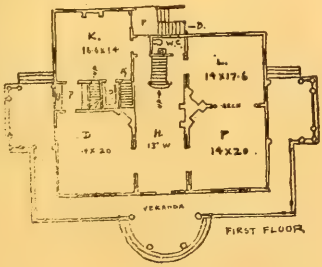


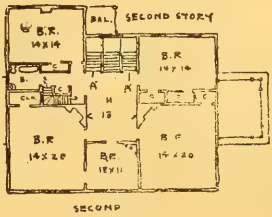


THOMAS RESIDENCE.—Design 5000M; cost in frame, $2,600 to $3,000; width over all, 23 ft. 6 in., parlor, 12.6x13 ft.; dining room, 13x13 ft.; kitchen, 9x13 ft. See page 65.

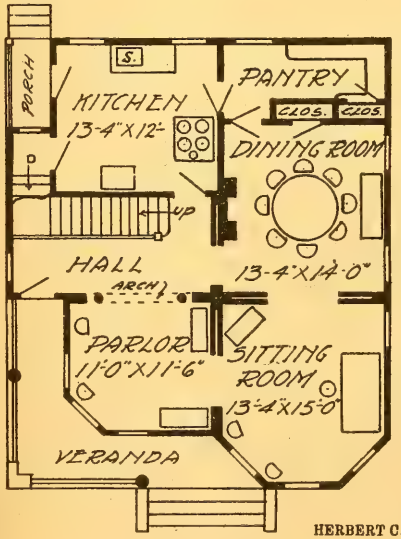
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

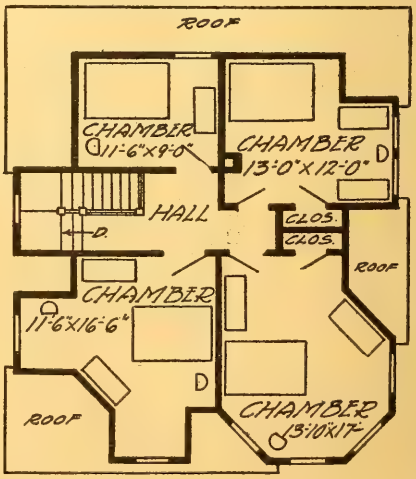
RHODE ISLAND RESIDENCE.—Design 606M; in frame, $3,500 to $4,500; plans, $55 with any changes. See page 65.





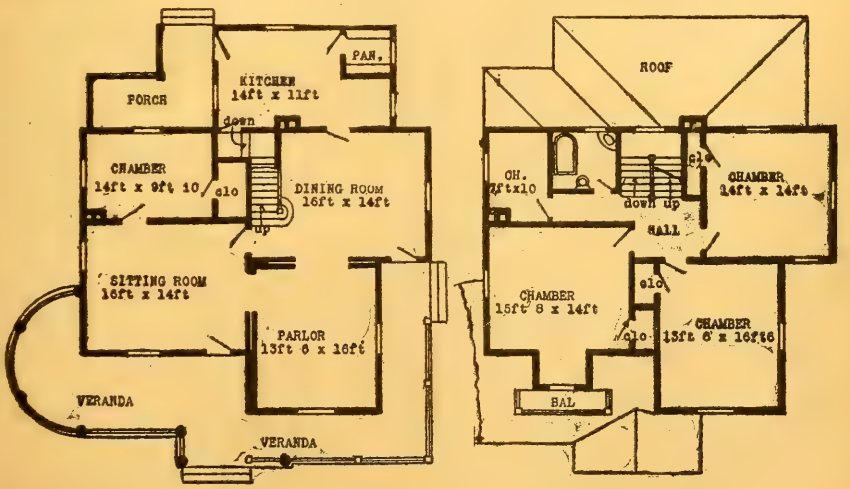
CIOSA COTTAGE—Design 2355-M; cost $1,499 to $1,562; plans, $15. See page 65.





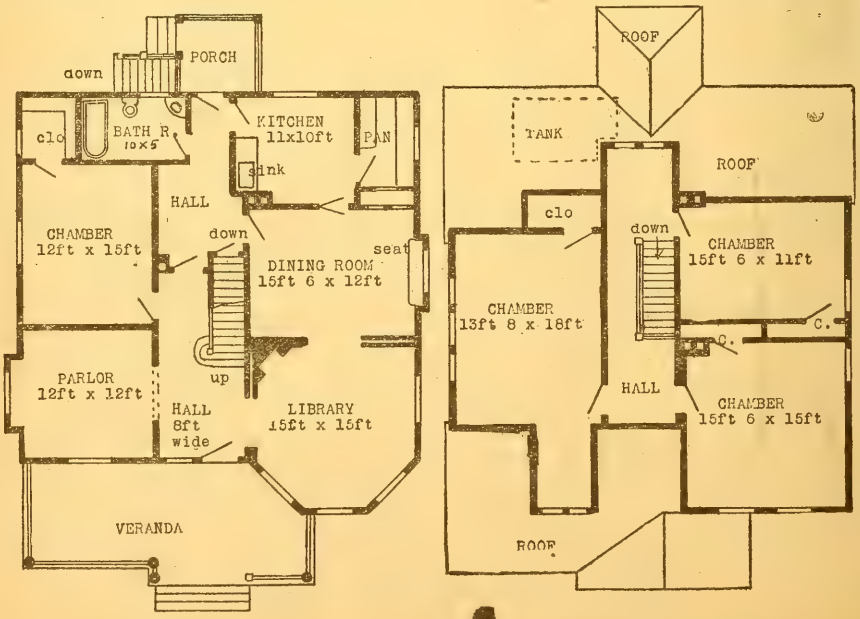
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS, MO.

HALETON COTTAGE.—Design 2356-O; cost $1,692 to $1,782; plans, $10. A neat, simple and practical roof arrangement. See page 65.



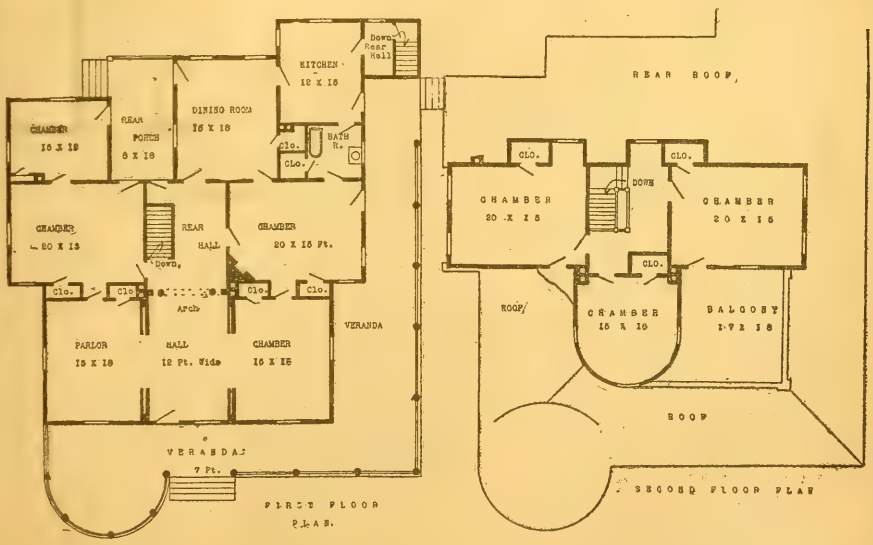
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

STOWELL COTTAGE.—Design 2357-O; cost in frame, $1,892 to $1,949; plans, $15. See page 65.

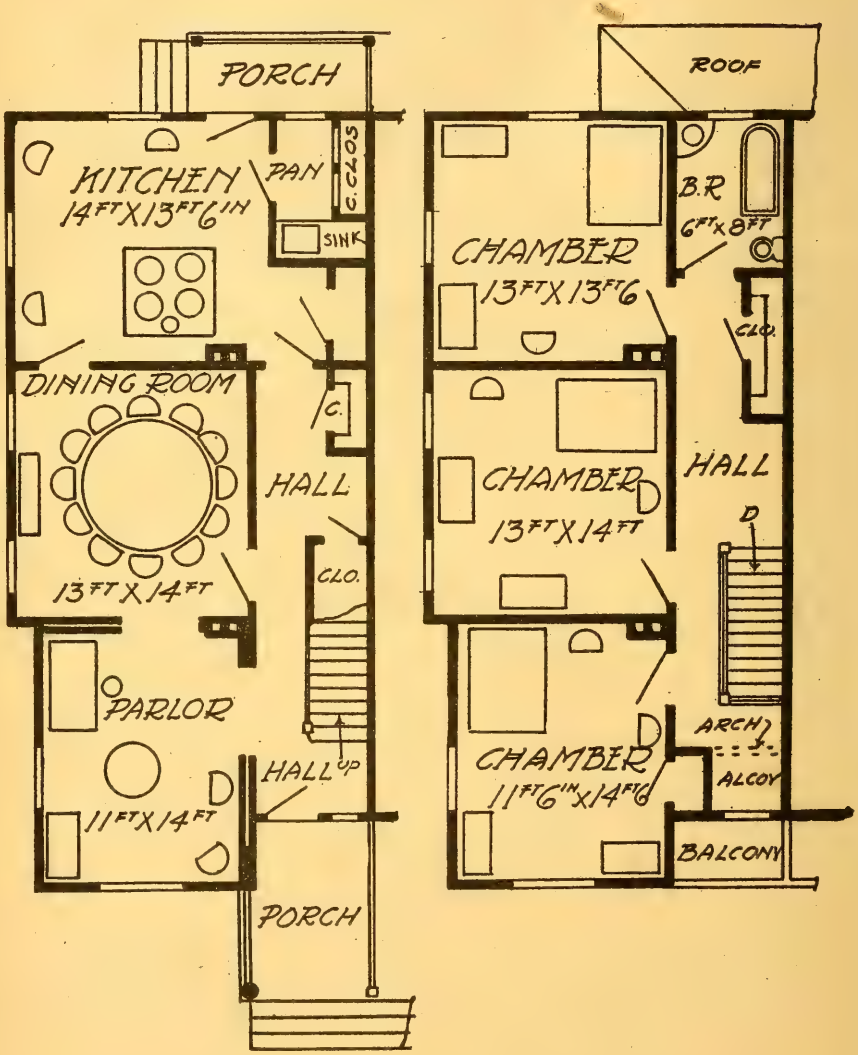


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

THORNTON COTTAGE,—Design 2358-O; cost $2,490 to $2,496; plans, $20. A stately looking structure. See page 65.

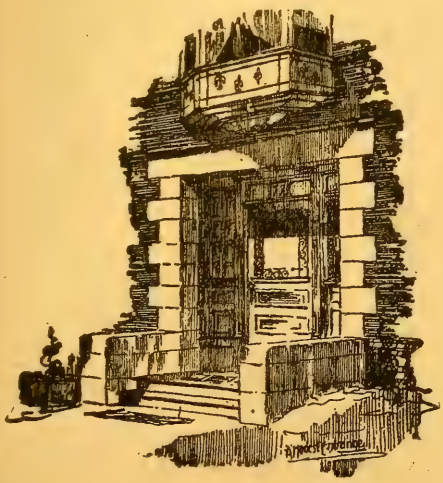


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

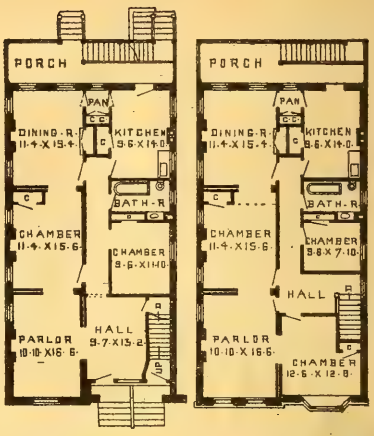


WOODSON DESIGN.—See design on opposite page, 789.

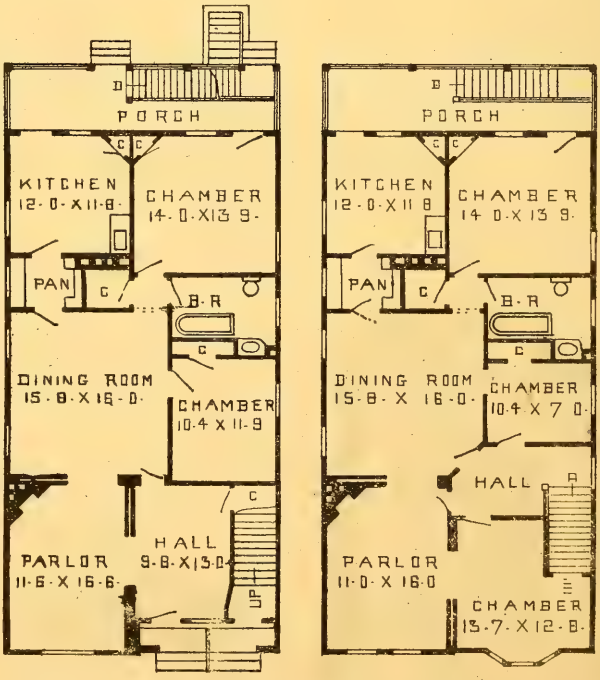
WOODSON DOUBLE HOUSE.—Design, 100,051-O; see floor plans on opposite page, 788. Size, 41x44; cost $2,492 to $2,684; story heights, 9 ft.; plans, $20. See page 65.



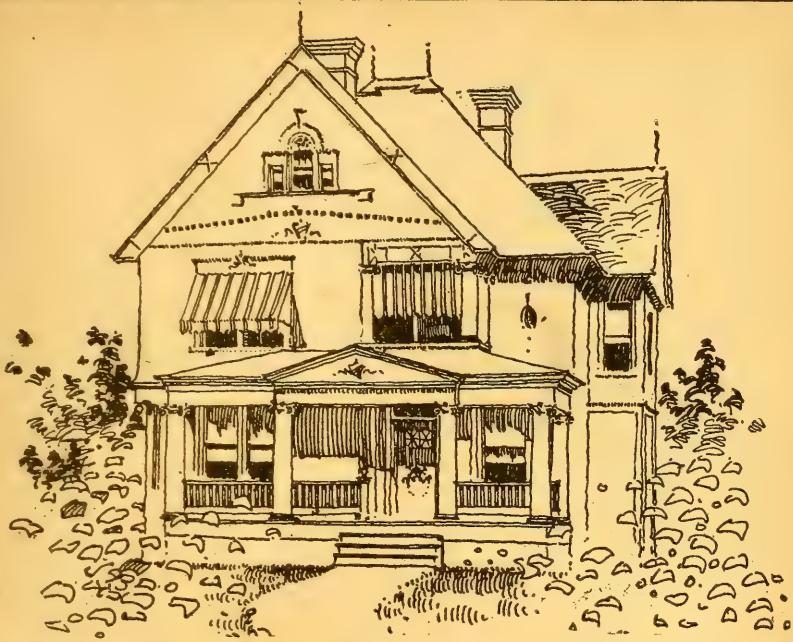
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



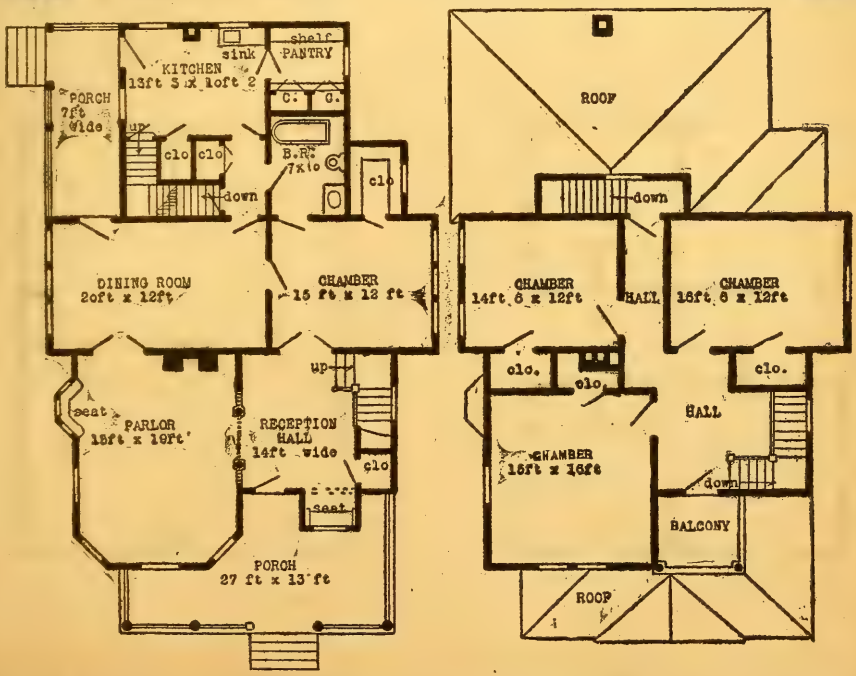
MILTENBERGER—Design 9066-O; in brick, cost $3,200 to $3,450. Plans $25.



SPENCER.—Design 9066-O; cost, $2,600 to $2,780; plans, $20. See page 65.

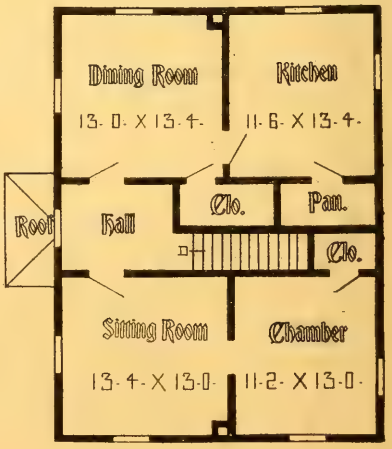


BROSTON RESIDENCE—Design 100,093-O; cost $1,998 to $2,190; story heights, 10 ft. and 9 ft. 6 in, cut down to 6 ft. walls above; plans $15. See page 65.



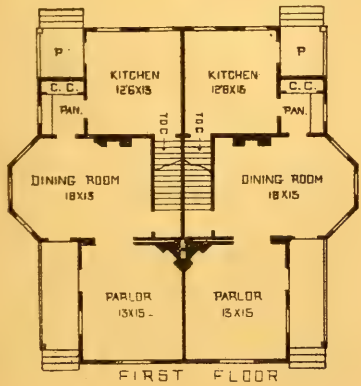
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

LEMPSDALE RESIDENCE.—Design 8062-O; cost in frame, $800 to $1,098; size 26 x 35 ft. A very good house for speculation. Plans $10; with water closet on each floor and larger pantry. See page 65.

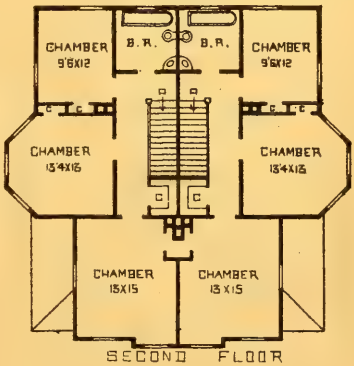


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

CANASTOLA RESIDENCE.—Design 8080M; cost in frame, $2,800 to $3,200; plans, $35. Special Features: Large well ventilated dining room. Width over all, 70 ft. See page 65.



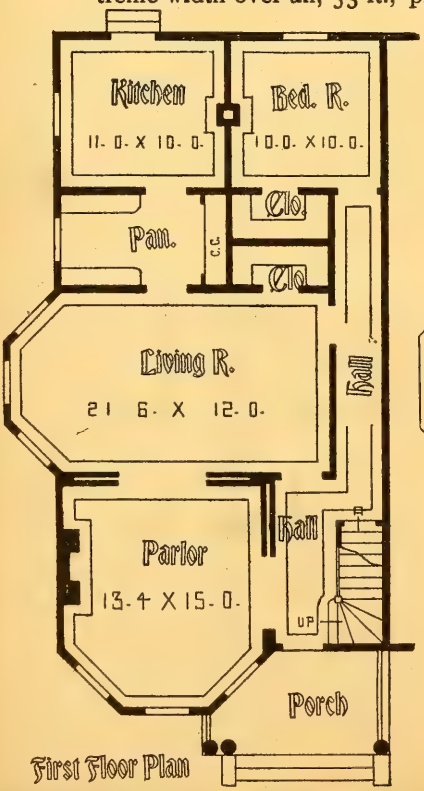
FIRST FLOOR



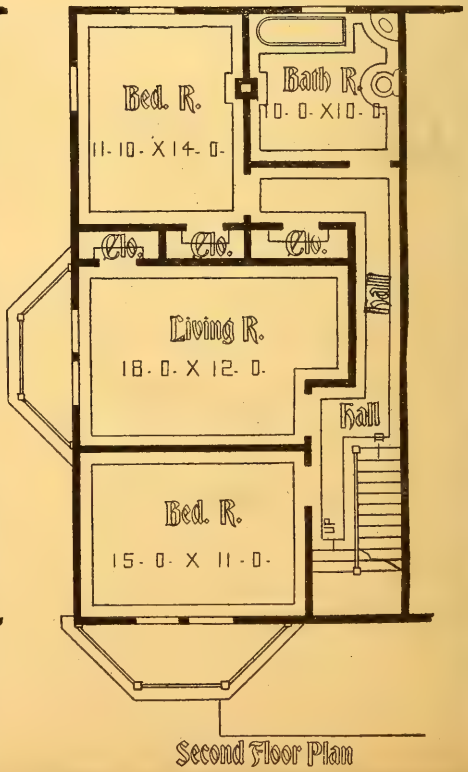
SECOND FLOOR

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

WINNEBAGO RESIDENCE.—Design 8268-O; cost in frame, $2,800 to $3,500; cost in brick, $3,800 to $4,200; extreme width over all, 53 ft.; plans, $35. See page 65.



First Floor Plan

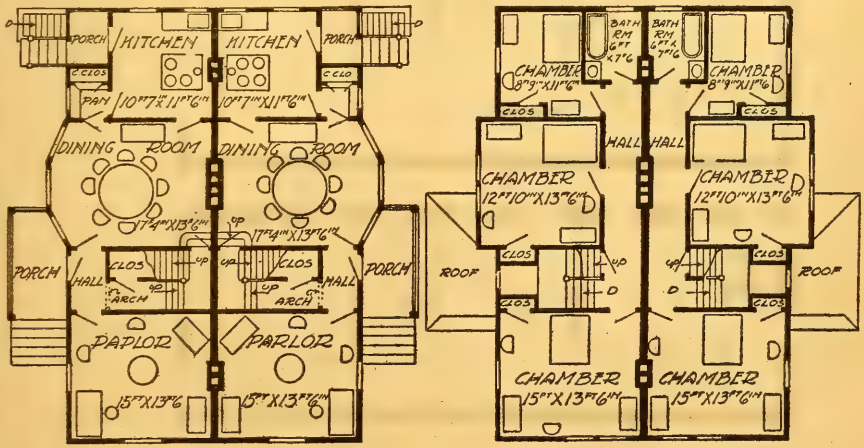


Second Floor Plan

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

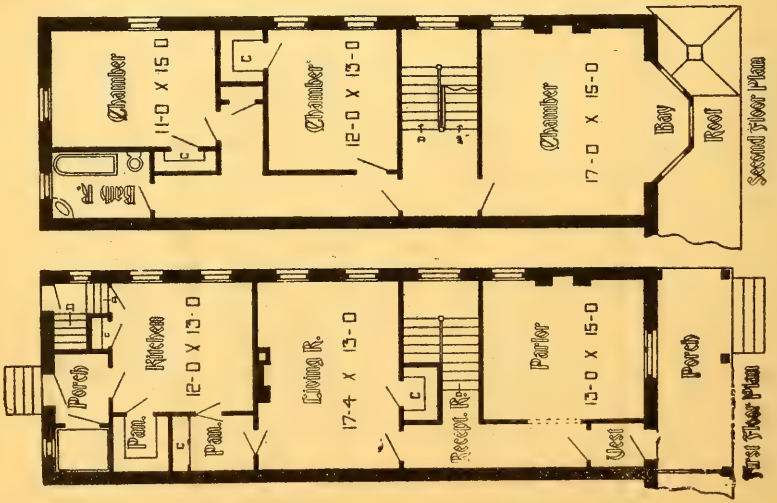
FELDON RESIDENCE.—Hacker Design 100,060-M; size 32x47; cost $1,998 to $2,149; plans, $15.

FELDON RESIDENCE No. 2 Woodington Design, same as above; with 11.6x12 ft. parlor; 13.6x12 ft. dining room and 12x9 kitchen. See page 65.

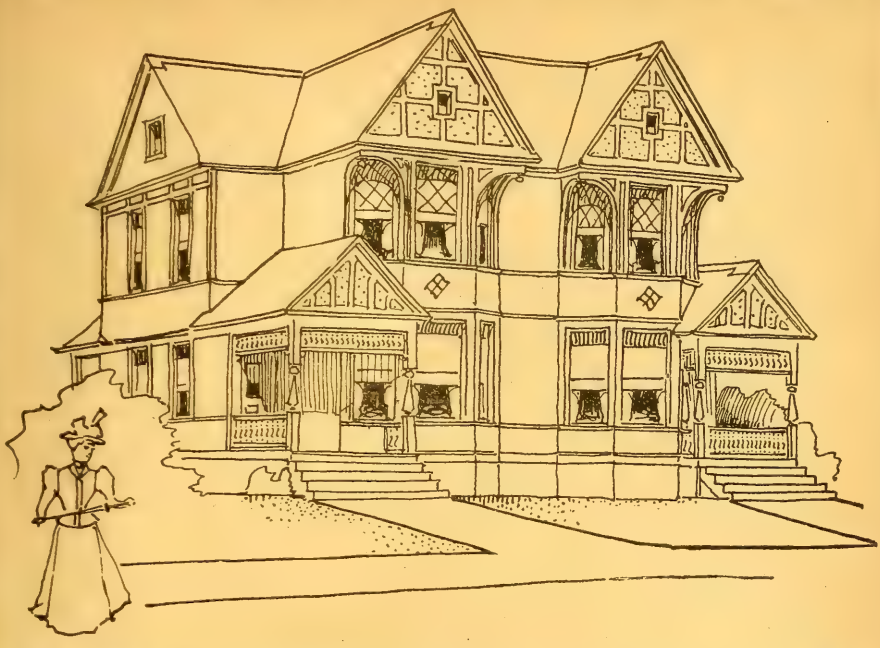


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

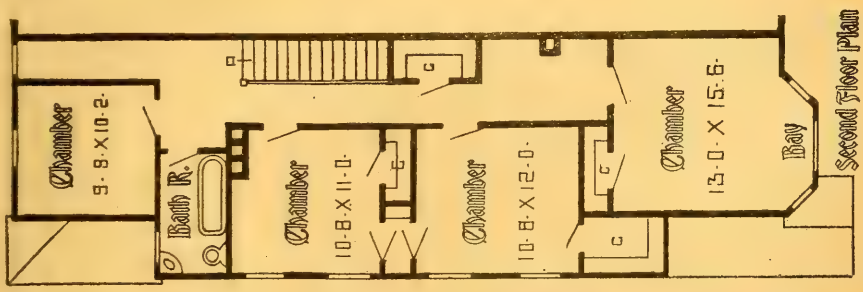
WHITEVILLE RESIDENCE.—Design 8275-O; width over all, 35 ft.; cost in frame, $2,500 to $3,000; plans, $25; cost in brick, 3,500 to $3,900. See page 65.

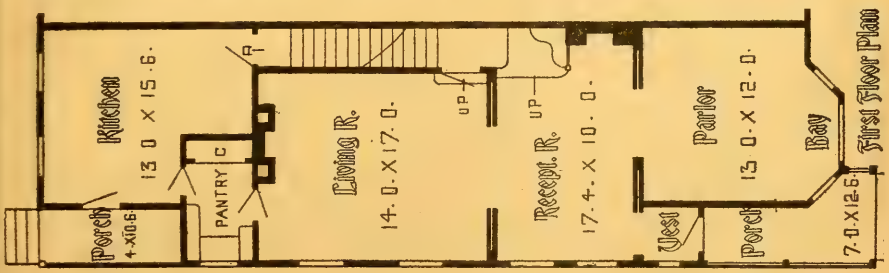


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



MONROE RESIDENCE.—Design 8061-O; width over all, 36 ft.; cost in frame, $3,235 to $3,571; plans $35. See page 65.

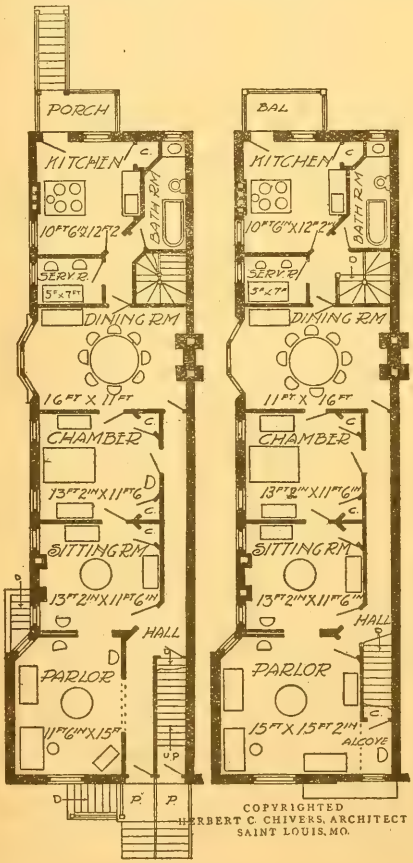




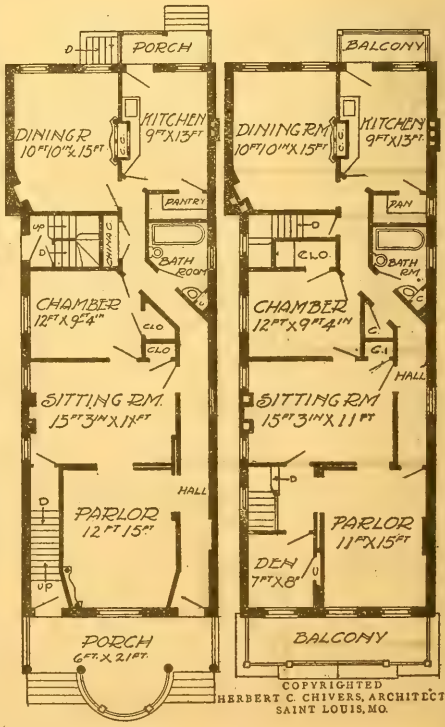
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

DOUBLE FLAT—Design 2350-O; in brick $7,500. Plans $55.

SINGLE FLAT—Design 2351-O in brick $4,300. Plans $40.



COPYRIGHTED
HERBERT C. CHIVERS, ARCHITECT
SAINT LOUIS, MO.

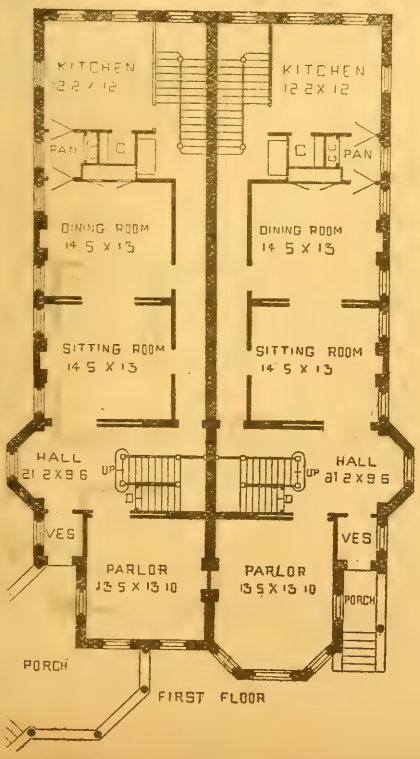


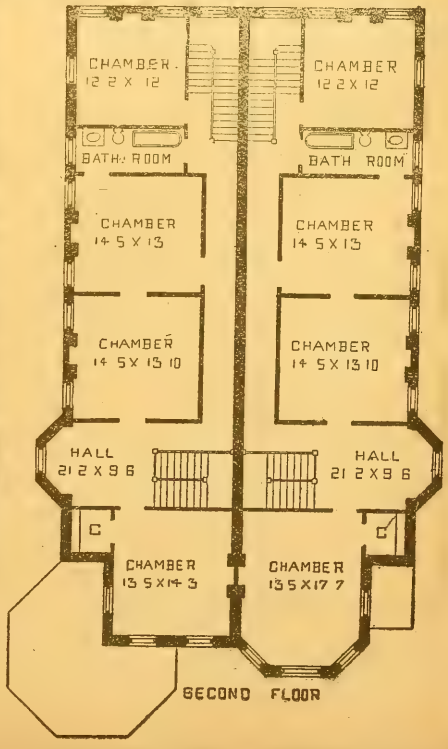
COPYRIGHTED
HERBERT C. CHIVERS, ARCHITECT
SAINT LOUIS, MO.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ELYRIA.—Design 8255M; Cost $5 500 in brick.

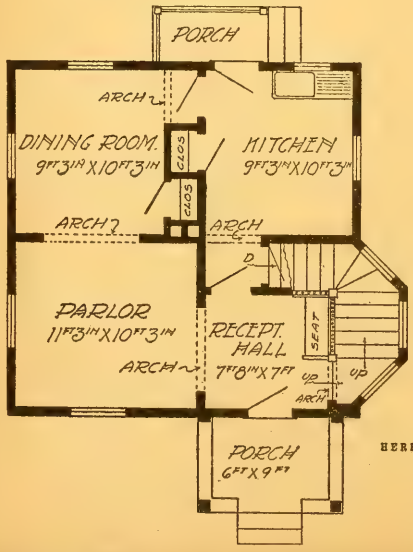
Elyria plan No. 2; McCoy design, in frame, $4,000; plainer exterior, with 12x19 stair hall, without bay, with bays to each parlor, with porch across rear. See page 65.

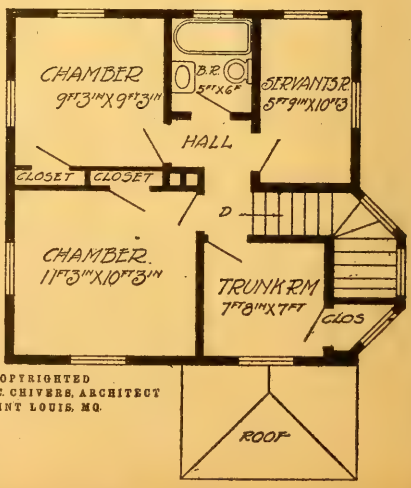




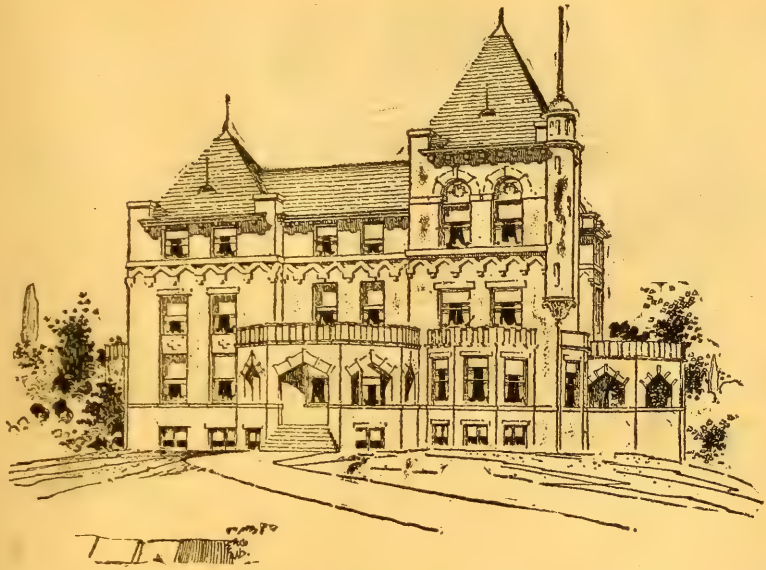
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

KANKAKEE COTTAGE.—Design 2361-M; plans $10; cost $650. See page 65.

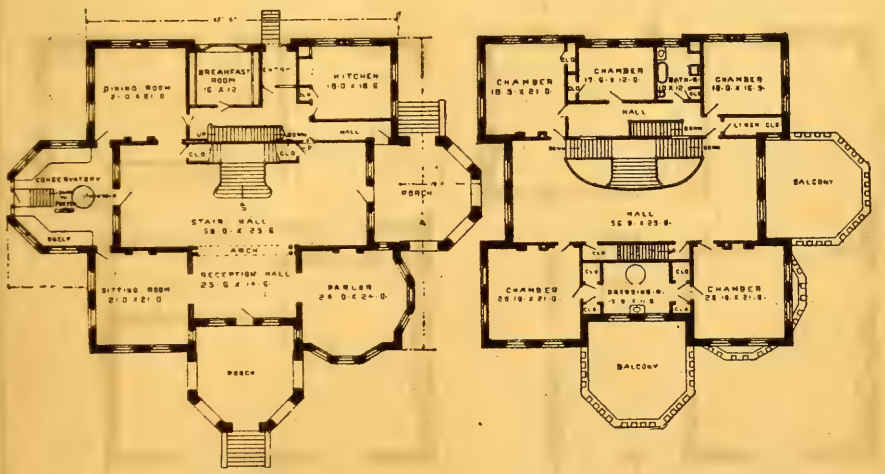




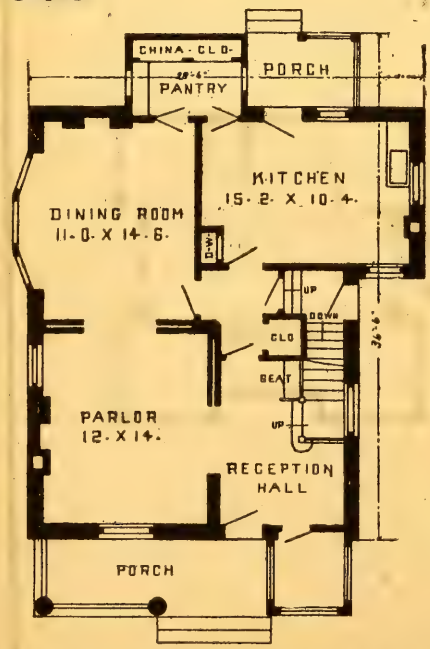
COPYRIGHTED
HERBERT C. CHIVERS, ARCHITECT
SAINT LOUIS, MO.

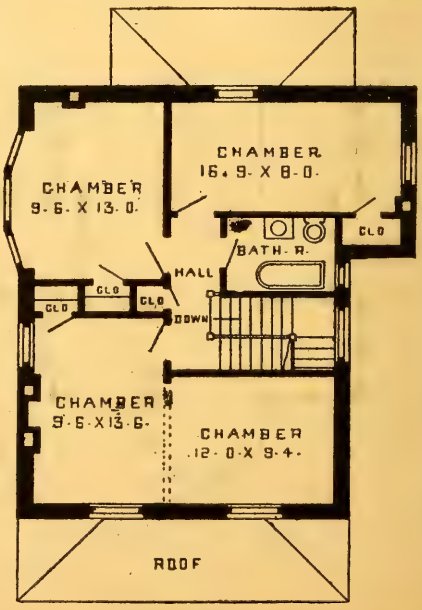


GLENCASTLE RESIDENCE. — Design 2013-O; plans, 3 1-2 per cent. on actual cost. See page 65.

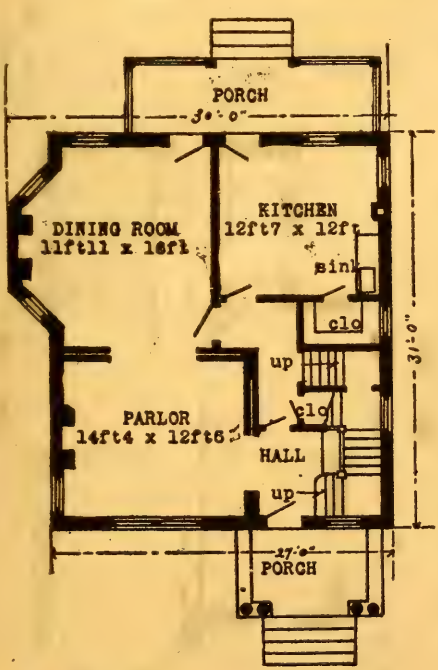


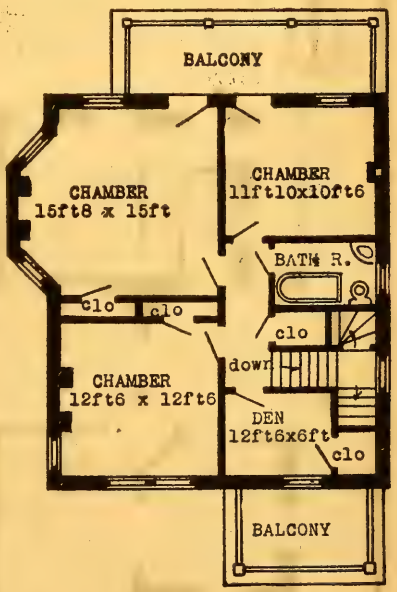
CARBON RESIDENCE.—Design 2040M; cost in frame, $1,390 to $1,450; cost in brick, $2,590 to $3,080; plans $30.



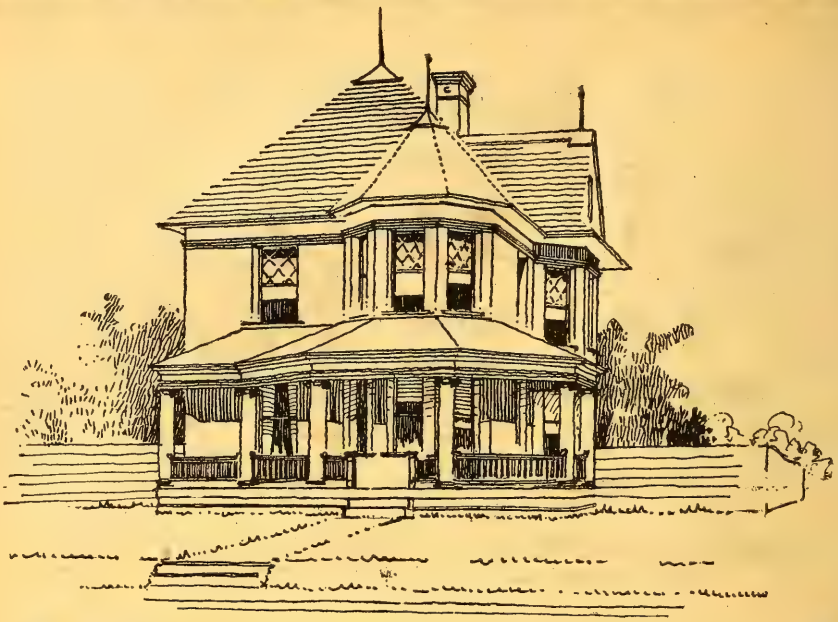


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

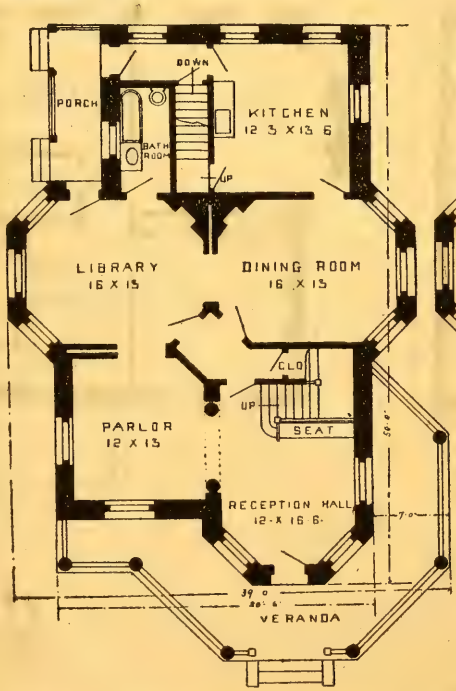


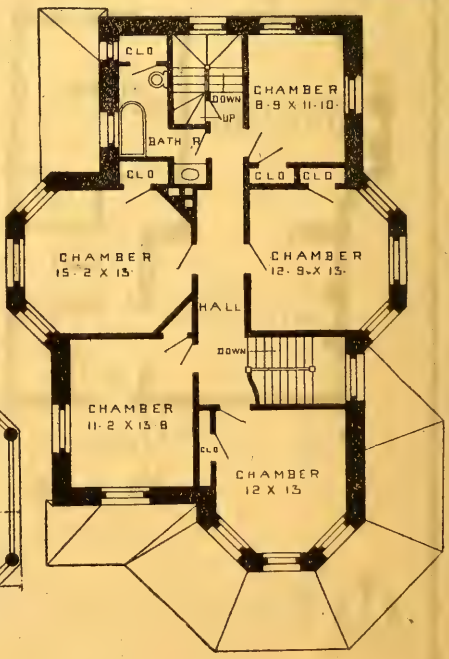


DIXMONT RESIDENCE.—Design 2015-O; cost in frame. $1,280 to $1,395; in brick, $2,290 to $2,380; plans, $20,

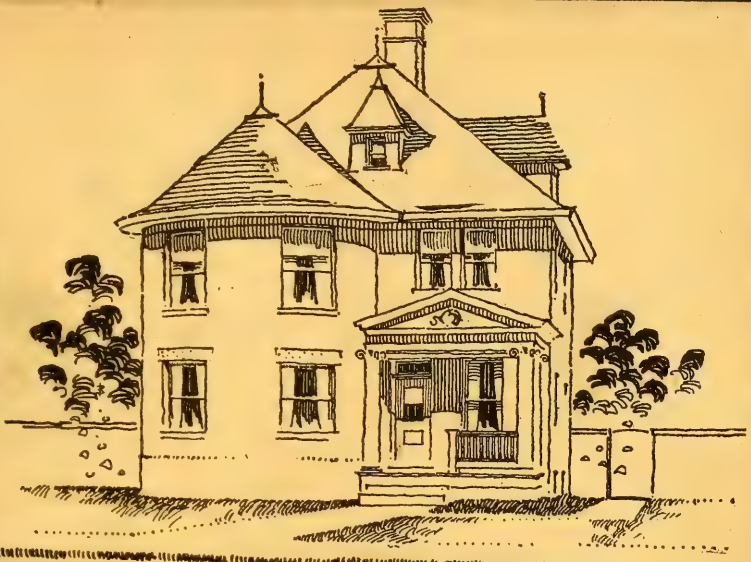


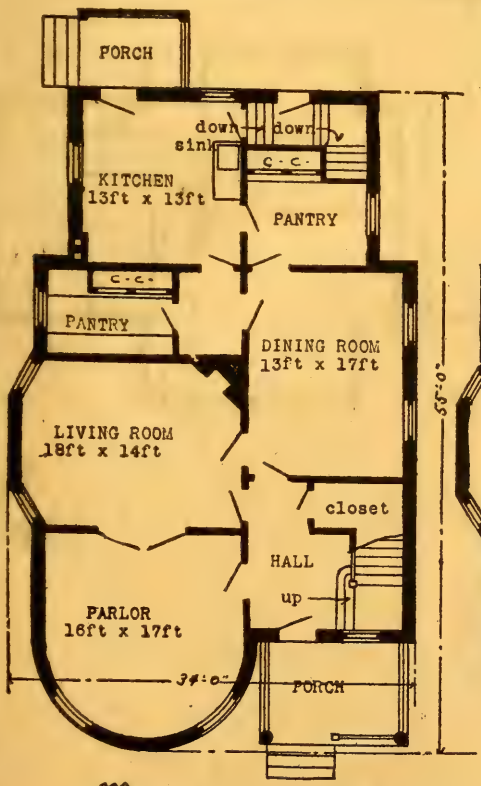
LOWELLTOWN RESIDENCE.—Design 2016-O; cost in frame, $2,390 to $2,480; in stone, $3,500 to $4,000; plans $25.

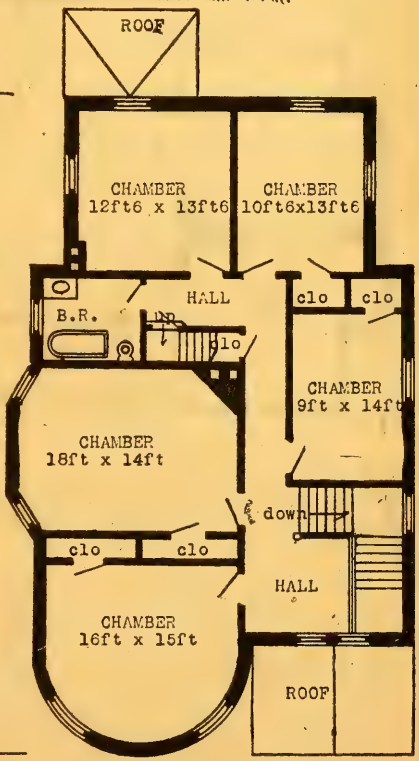




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

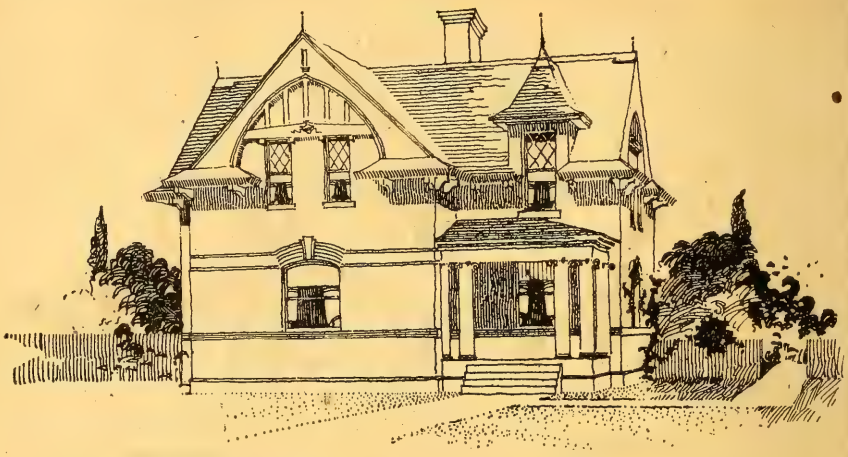


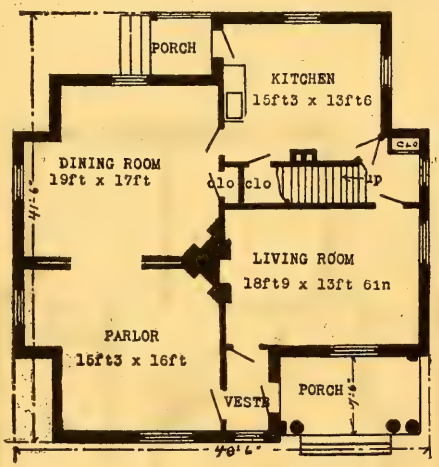


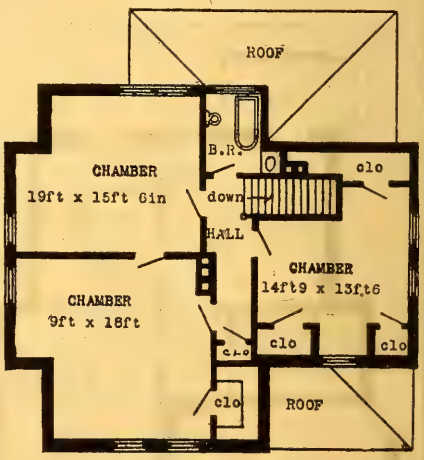


MILLBRIDGE RESIDENCE.—Design 2017-O; cost in frame, $2,680 to 2,740; cost in brick, $3,600 to $4,000; plans, $40.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.





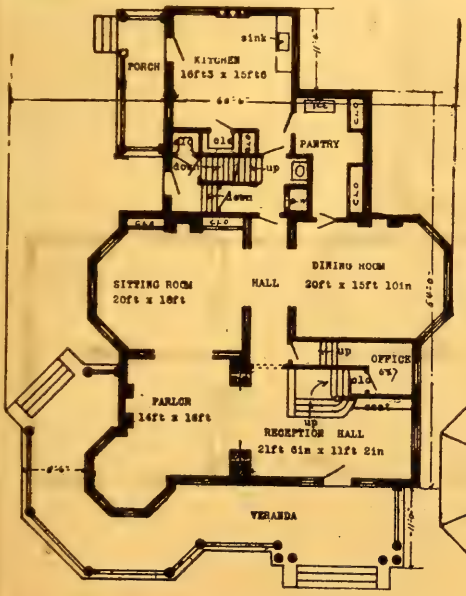


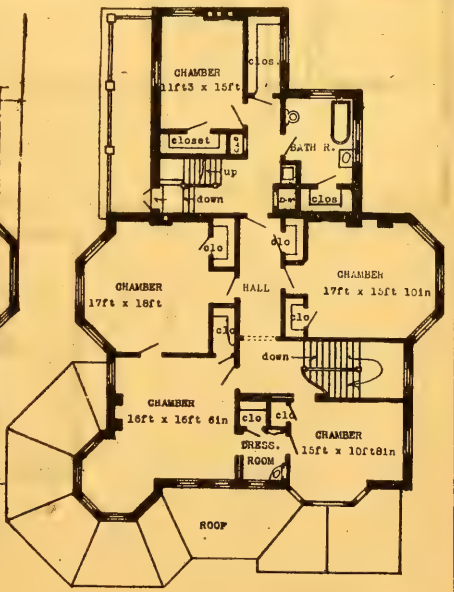
MORO RESIDENCE.—Design 2018-O; cost in frame, $1,492 to $1,580; cost in brick, $2,190 to $2,390; plans $20.

I like the plans very much and they have been admired by all to whom I have shown them.—H. S. Scadding, Kelowana, B. C., Canada.

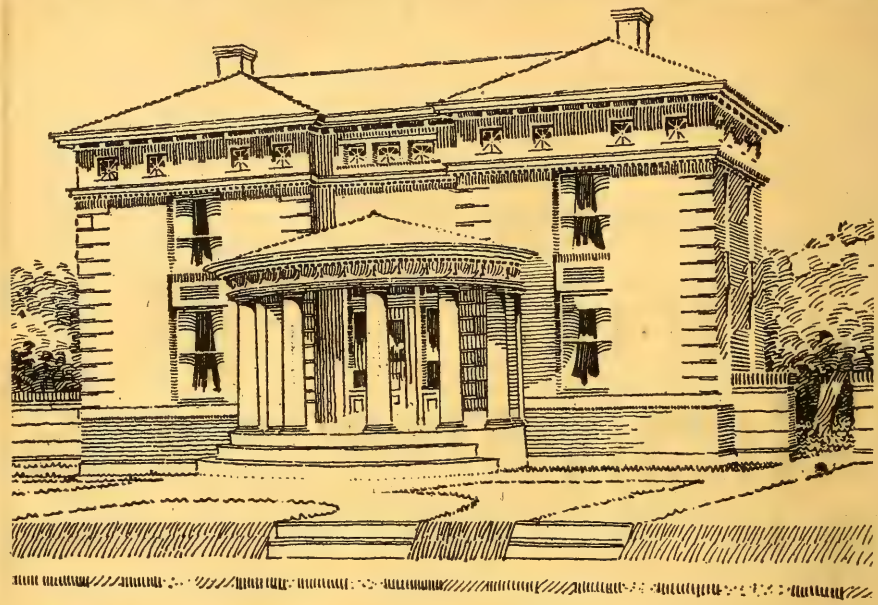
The plans were satisfactory. No trouble whatever in putting house together.—Mrs. T. S. Osborne, Youngstown, Ohio.

OXBOW RESIDENCE.—Design 2020-O; cost in frame, $3,980 to $4,540; plans, $40. Cost in brick, $6,700 to $7,890; plans, 3 1-2 per cent. on cost.

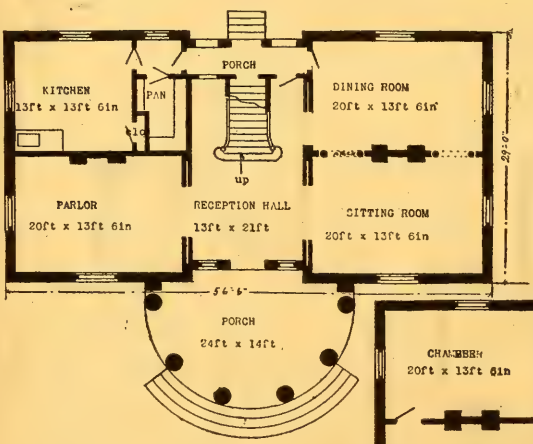


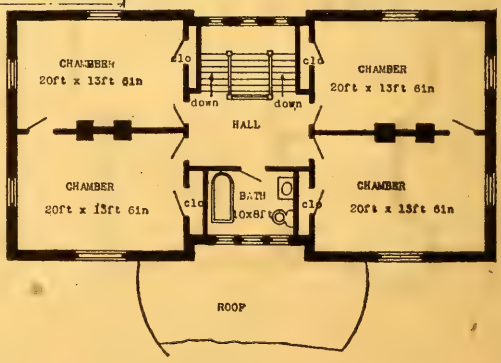


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



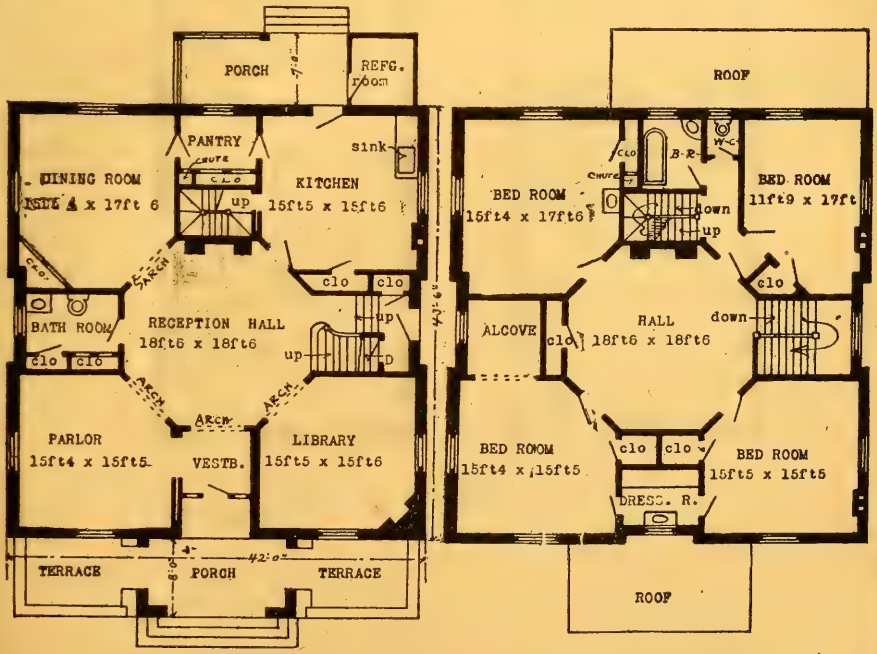
REDBEACH RESIDENCE.—Design 2021M; cost in frame $2,090 to $2,180; plans $25. Cost in brick, $3,204 to $3,800; plans, $45.



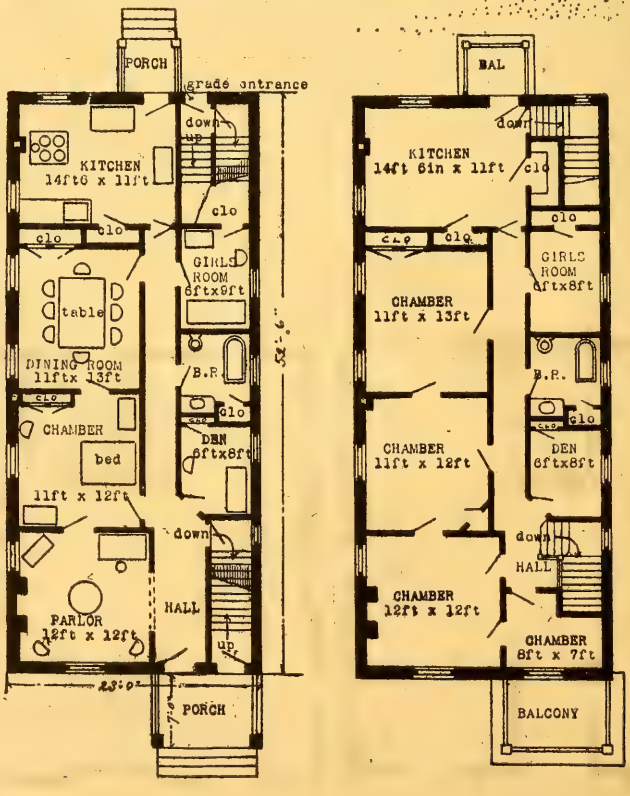


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

PEACOVE RESIDENCE.—Design 2022-O; cost in frame, $2,780 to $2,990; plans, $40. Cost in brick, $4,500 to $5,000; plans, 3 1-2 per cent. on cost.



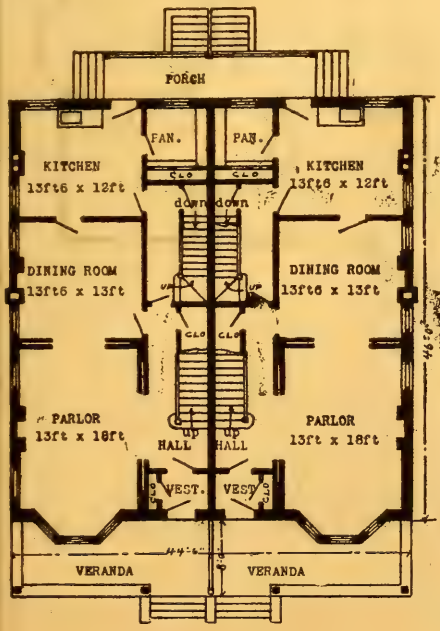
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

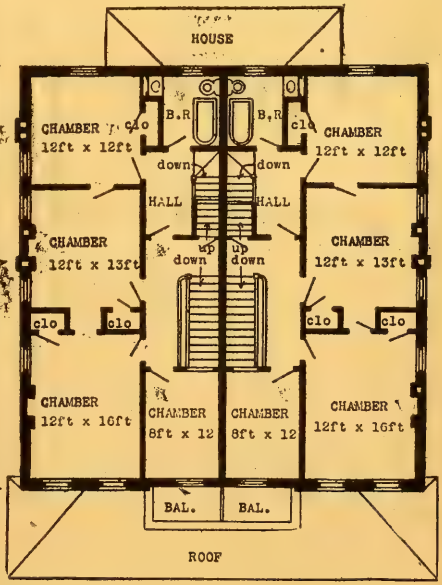


WATERBORO RESIDENCE.—Design 2029M; cost in frame $2,980 to $3,000; cost in brick $4,000; plans $45.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

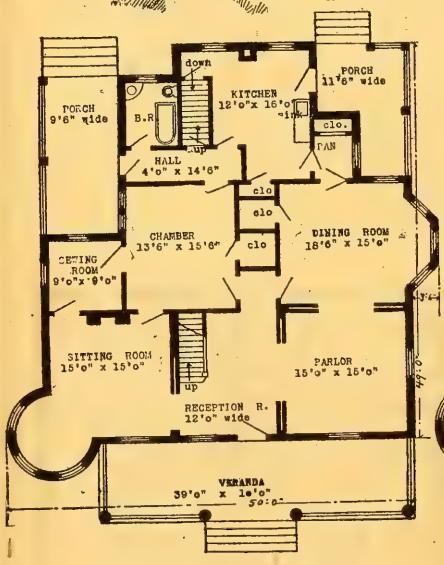
HAGUE RESIDENCE.— Design 2027M; cost in frame $2,690 to $3,250; in brick $3,500 to $4,500; plans $45.



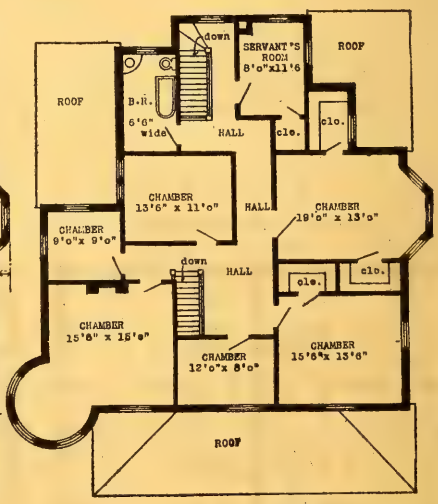


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

I speak for myself when I say the plans ordered by my husband are most excellent and have made us a most beautiful home. Convenient in every detail and highly satisfactory.—Mrs. Helen S. Rhu, Marion, Ohio.



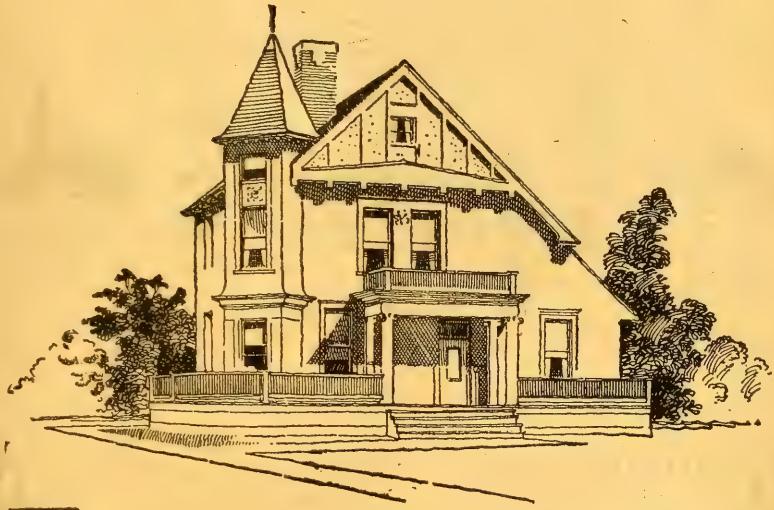
FIRST FLOOR PLAN

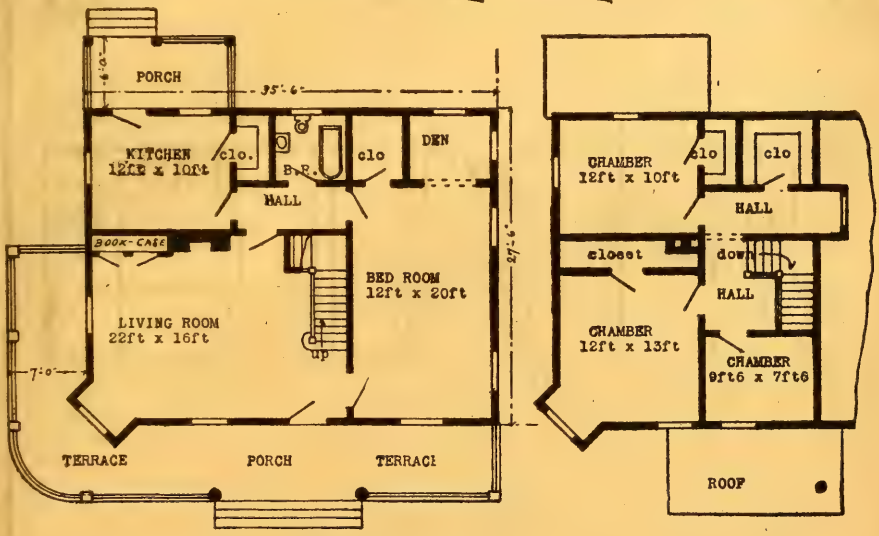


SECOND FLOOR PLAN

AUBURN RESIDENCE.— Design 2023M; cost in frame $3,240 to $3,590; cost in brick veneer $4,500; plans $45.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

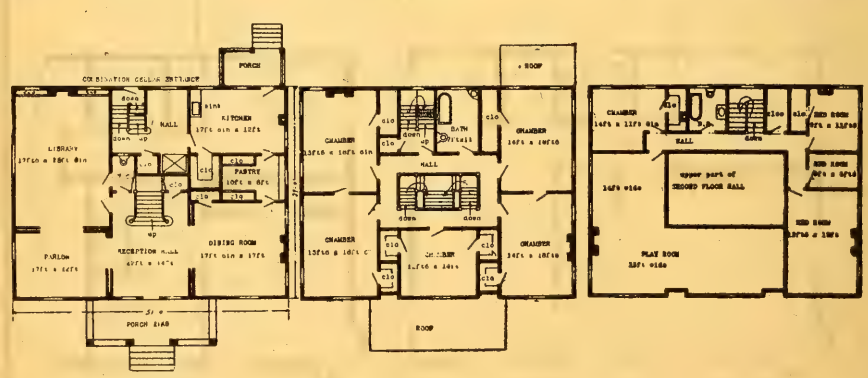




CONSTANTINE RESIDENCE.—Design 1981M; cost in frame $1,492 to $1,598; plans $10. See page 65.

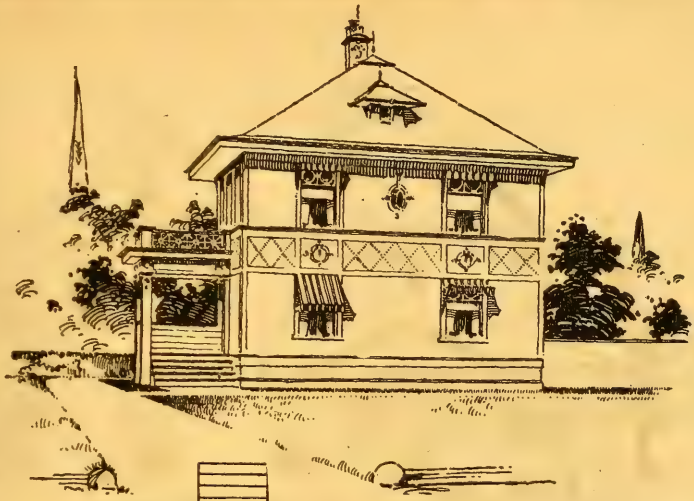
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

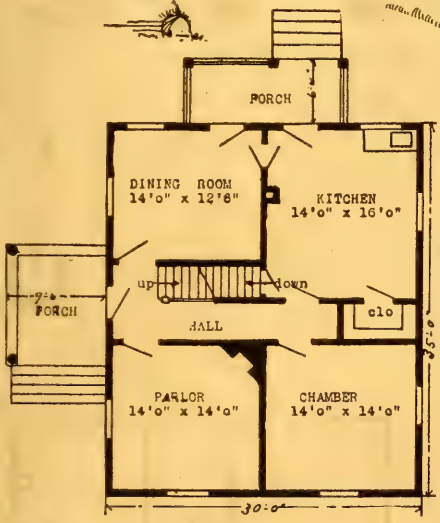
MELVIN RESIDENCE.—Design 2010M; cost in frame $2,790 to $2,850; plans $35. See page 65.

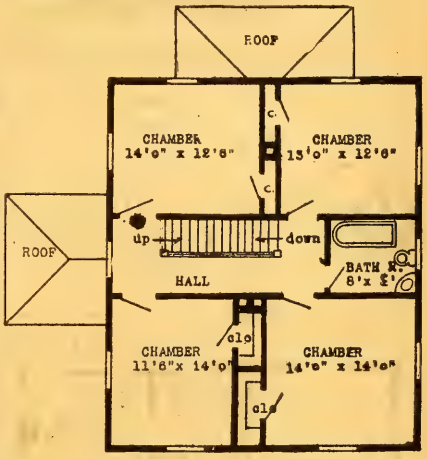


I have not as yet decided to build. However I ought to be satisfied with your work.—Dwight Nutter, Richfield, Utah.

Am pleased with results.—Fred Enfield, Lyons, Neb.

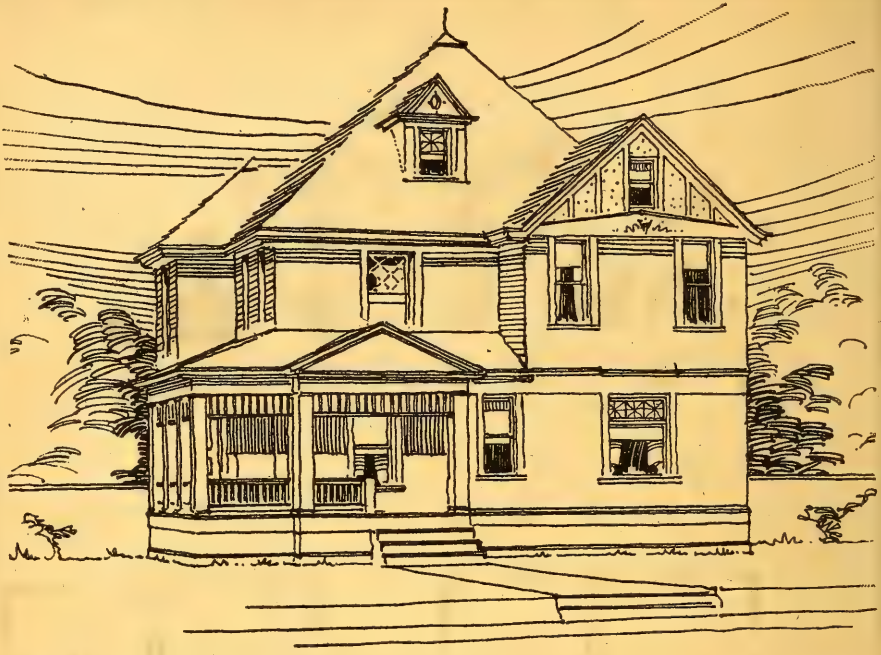




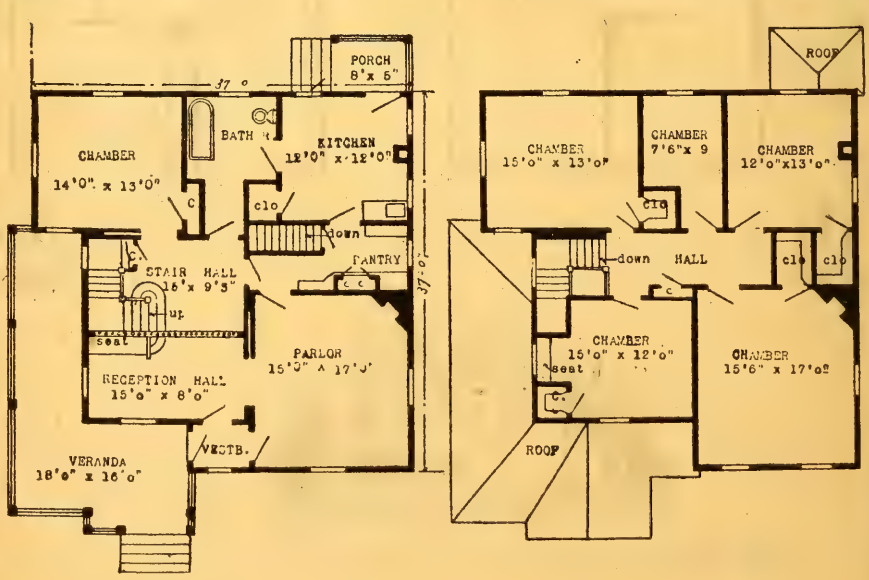


HOLLIS RESIDENCE.—Design 2025M; cost in frame $1,192 to $1,293; plans $15. See page 65.

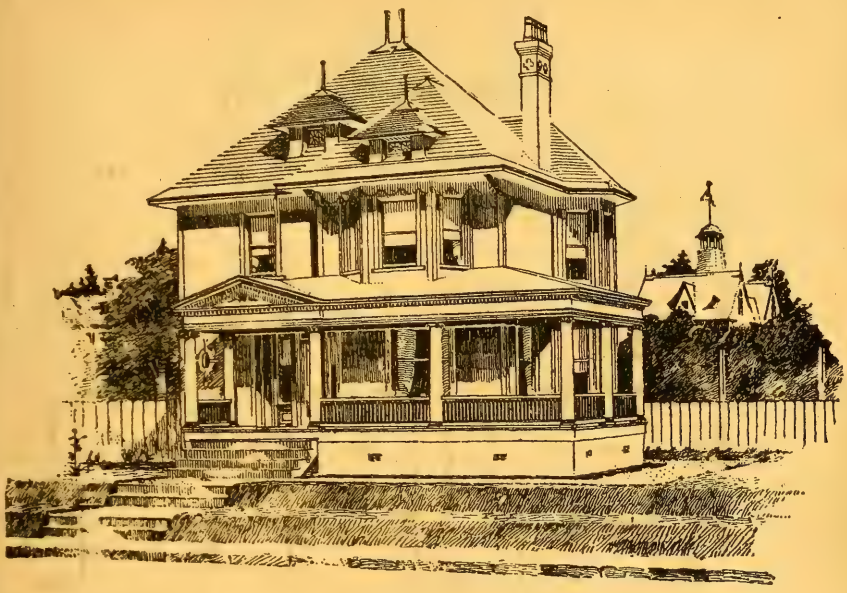
BURBANK RESIDENCE.—See page 820.



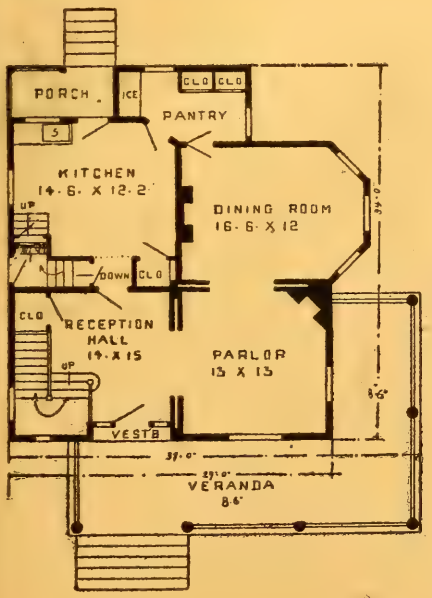
KENSICO RESIDENCE.—Design 2060M; cost in frame $1,680 to $1,792; plans $15. See page 65.

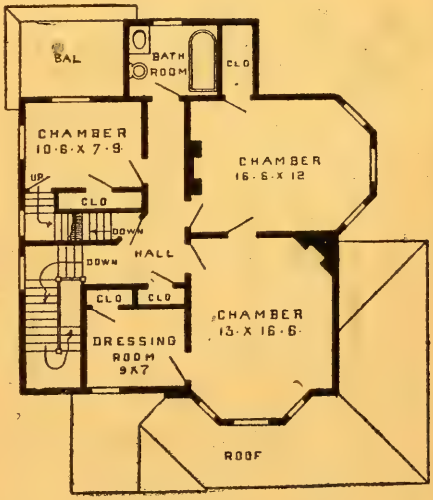


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

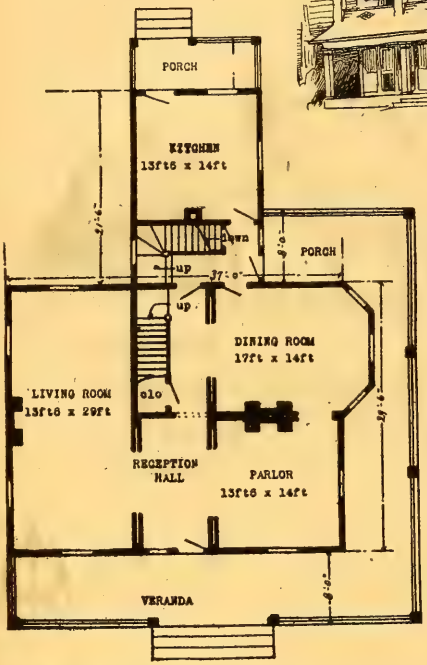


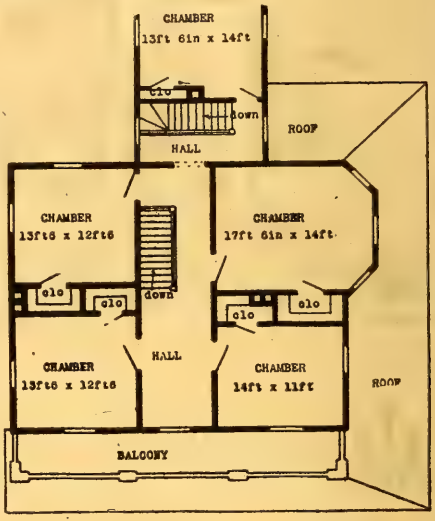
HARTWOOD RESIDENCE.—Design 2030-O; cost in frame $2,090 to $2,280; plans $20. See page 65.



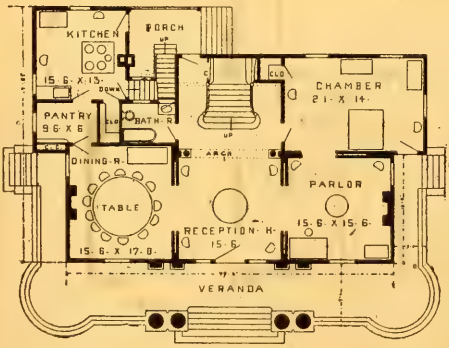


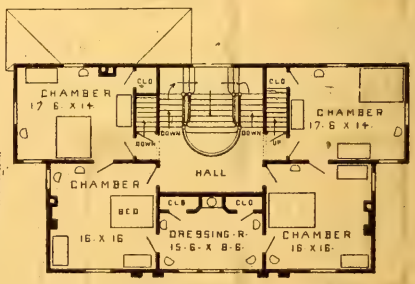
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



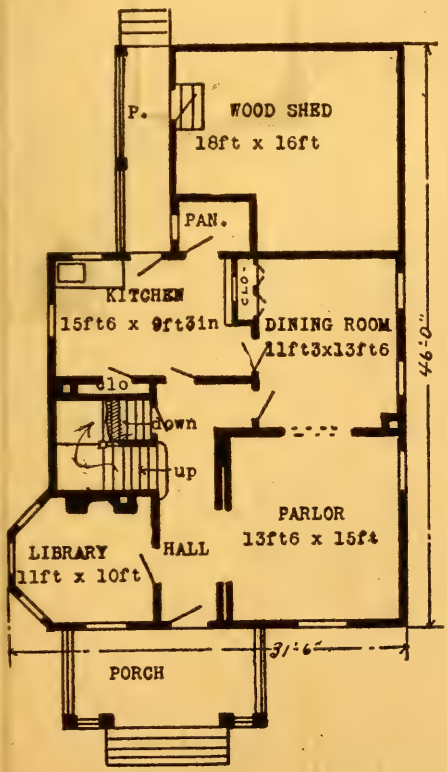


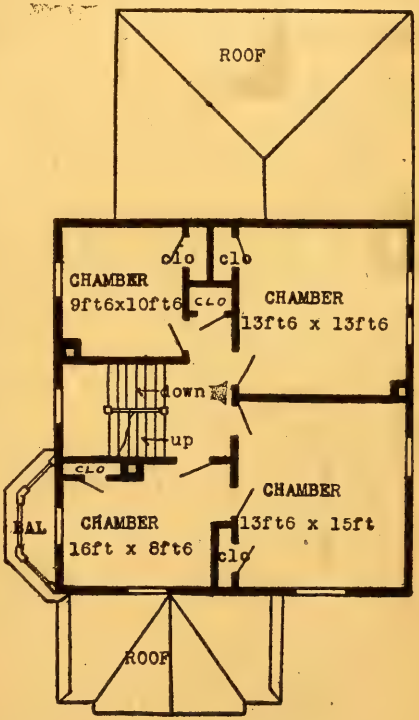
KILDARE COTTAGE.—Design 2031M; cost in frame $2,190 to $2,280; plans $25. See page 65.





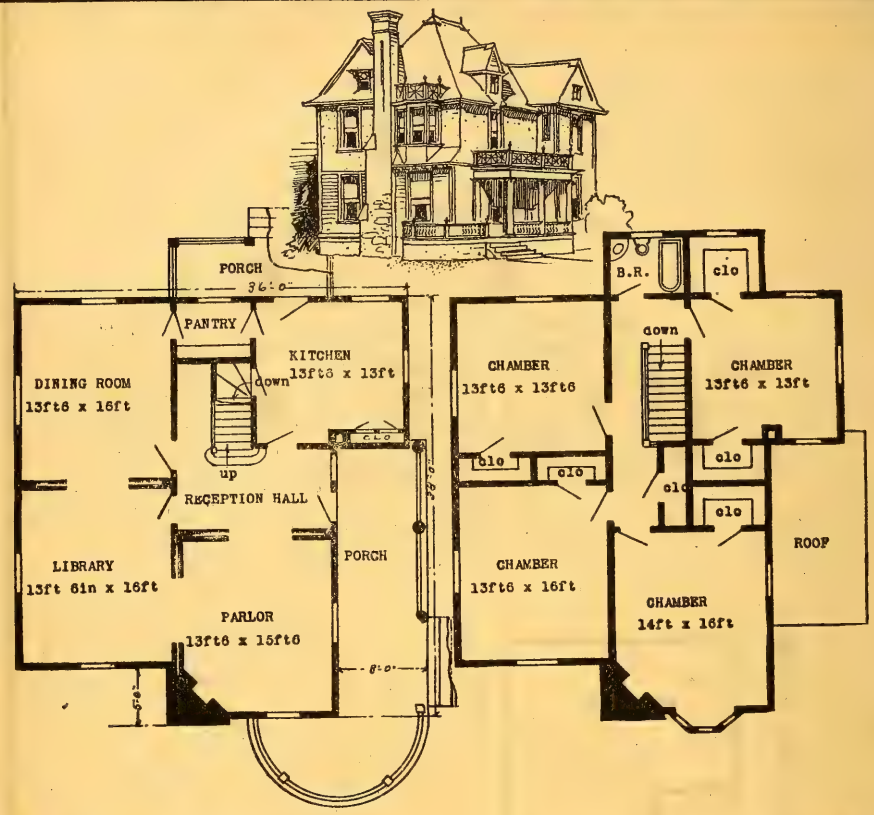
JOLON RESIDENCE.—Design No. 2. See design page 647.



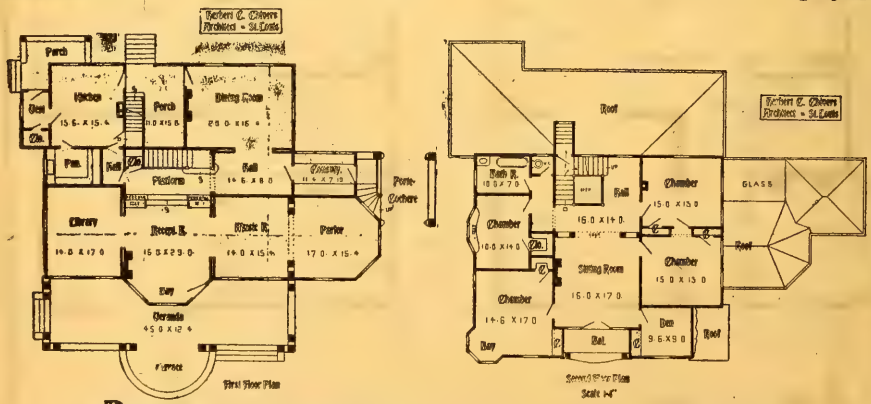


IDLEWILD RESIDENCE.—Design 2032-O; cost in frame $1,880 to $1,942; plans $15. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

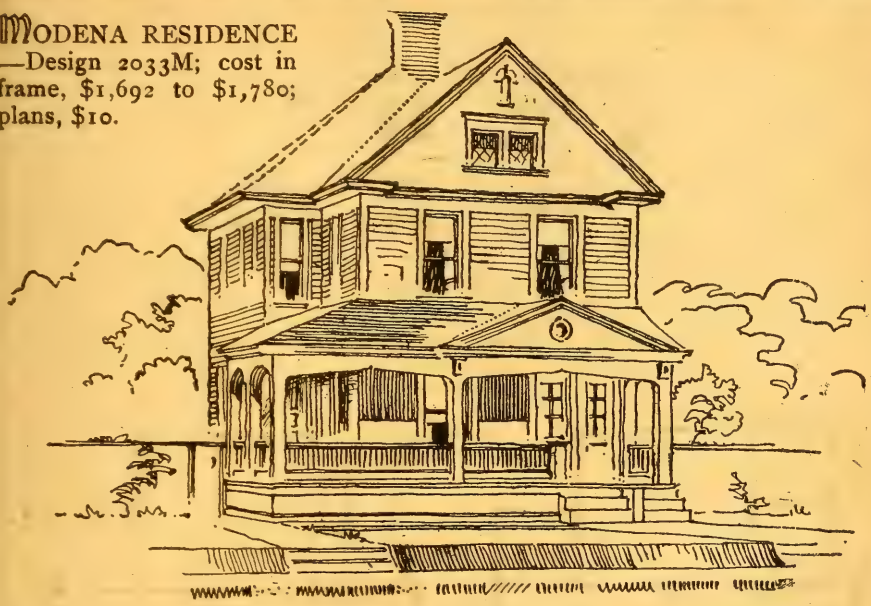


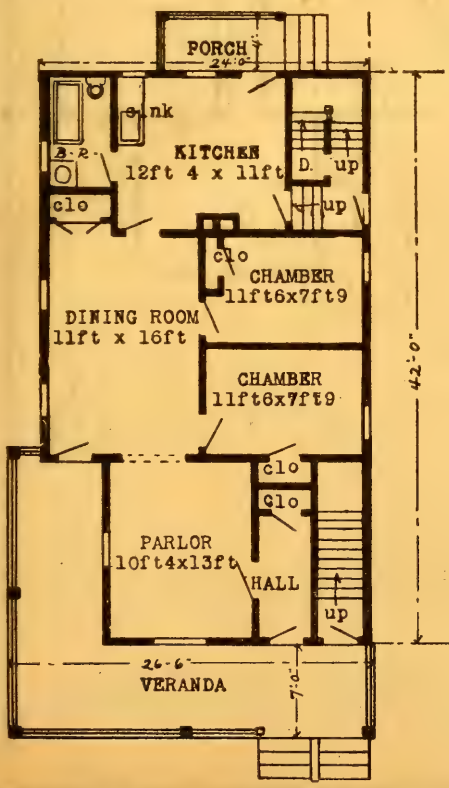
MARILLA RESIDENCE.—Design 2032M; cost in frame $2,190 to $2,285; plans $25. See page 65.

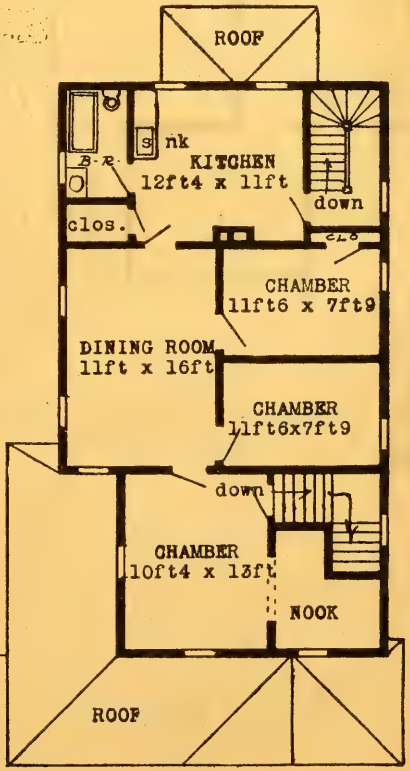


BURBANK RESIDENCE.--Design 2045M; cost in frame $3,290 to $4,000; plans $55. See page 815. See page 65.

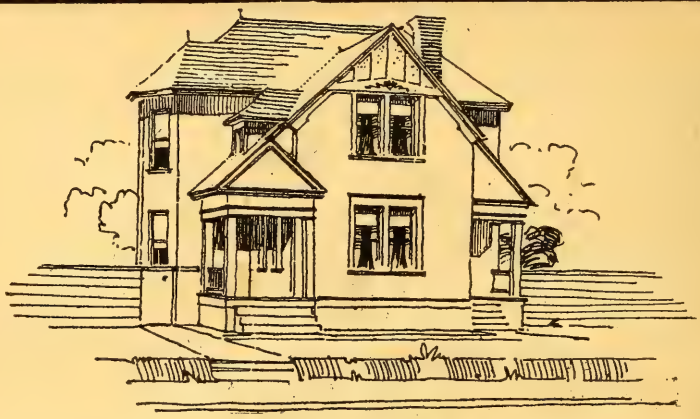
MODENA RESIDENCE —Design 2033M; cost in frame, $1,692 to $1,780; plans, $10.

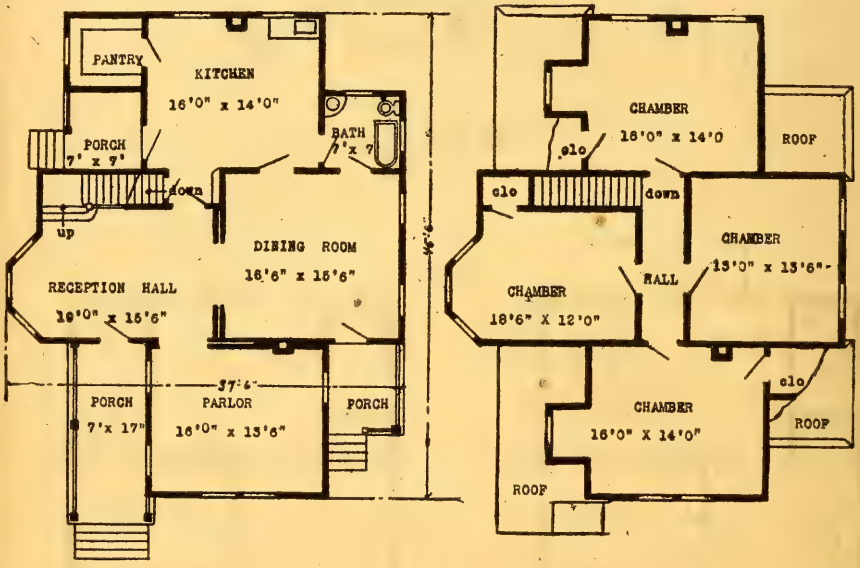






HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

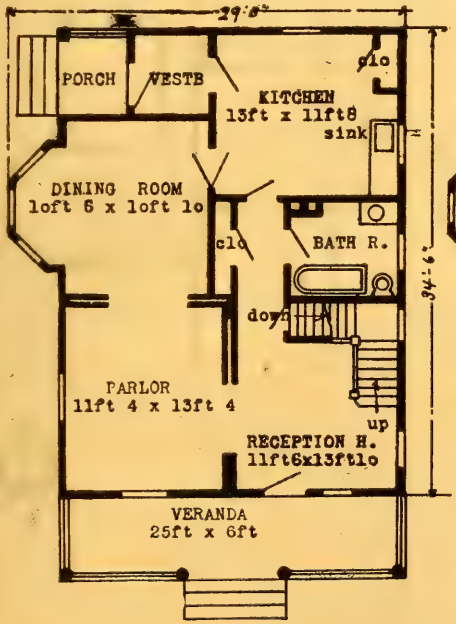


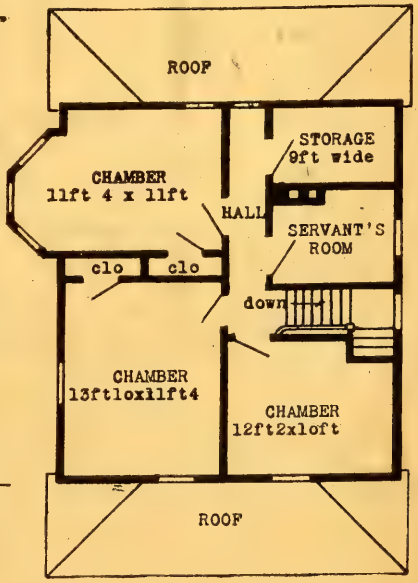


OAKBEACH RESIDENCE.—Design 2034M; cost in frame $1,492 to $1,592; plans $10. See page 65.

Your book, "Artistic Homes," is the best thing of the kind I ever saw.
H. J. RANDALL, Willoughby, Ohio.

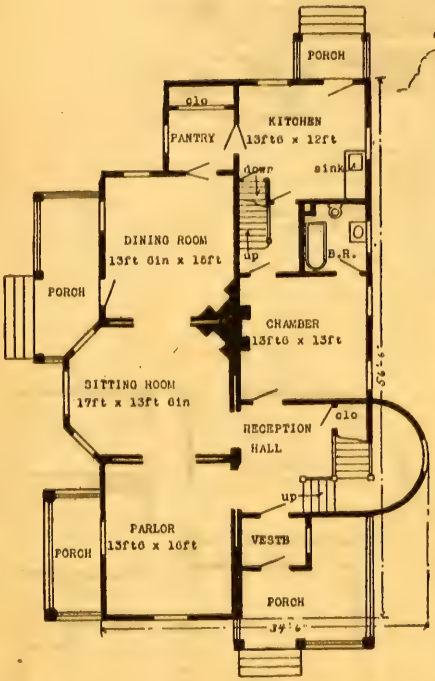
Plans were very complete and it will make a fine building when complete.
—H. C. McWilliams, Boscobel, Wis.

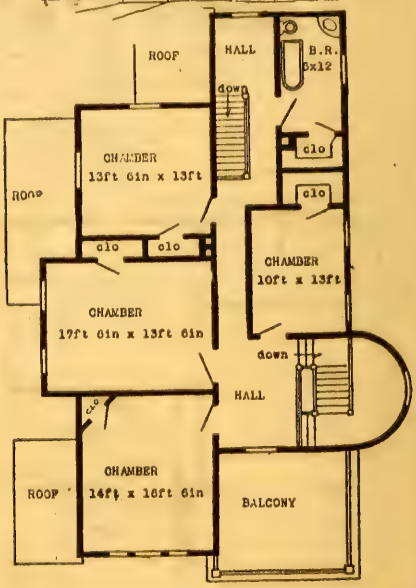




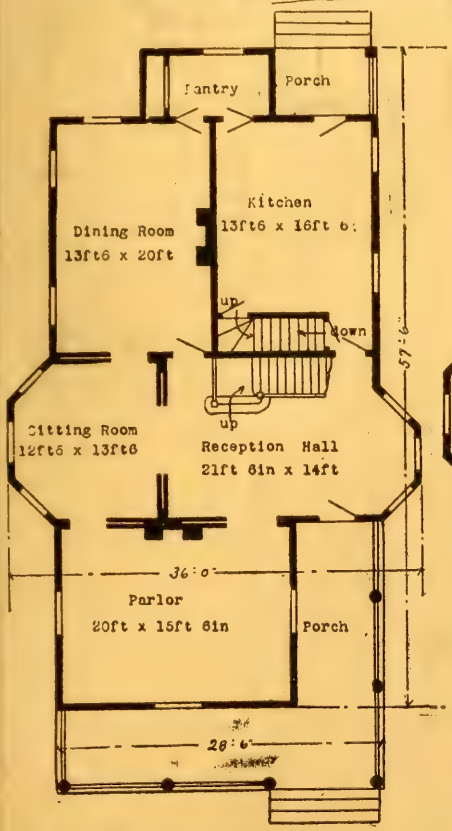
WASCO RESIDENCE.—Design 2035M; cost in frame $1,392 to $1,480; plans $10. See page 65.

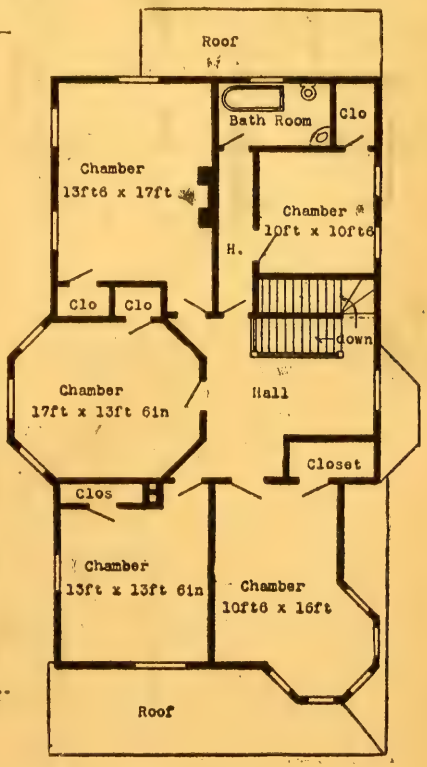
The plans received of you were satisfactory. No trouble whatever in putting house together. Builder compliments you highly.—Mrs. F. S. Osborne, Youngstown, Ohio. (Second unsolicited testimonial.)



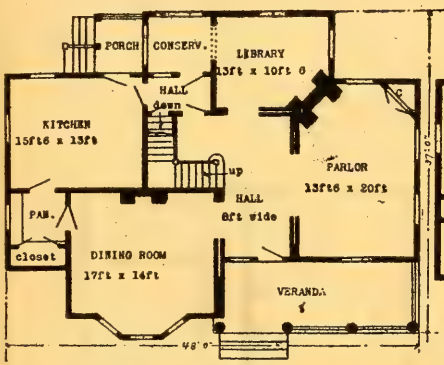


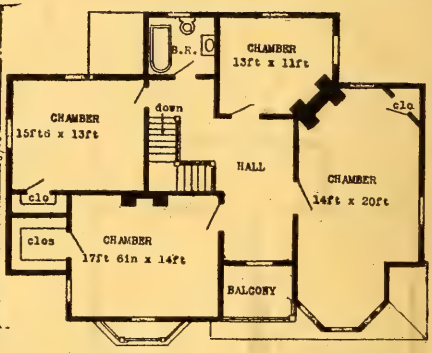
PALATINE RESIDENCE.—Design 2036M; cost in frame $2,292 to $2,480; plans $20. See page 65.



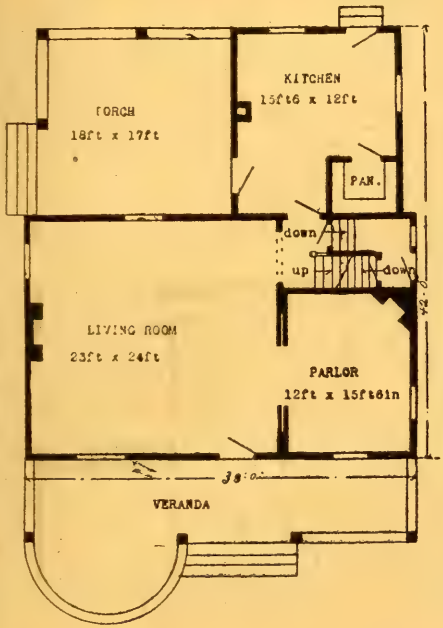


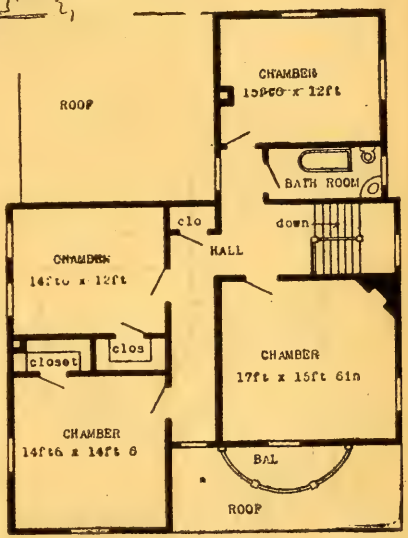
PIFFARD RESIDENCE.—Design 2037M; cost in frame $1,492 to $1,585; plans $10. See page 65.





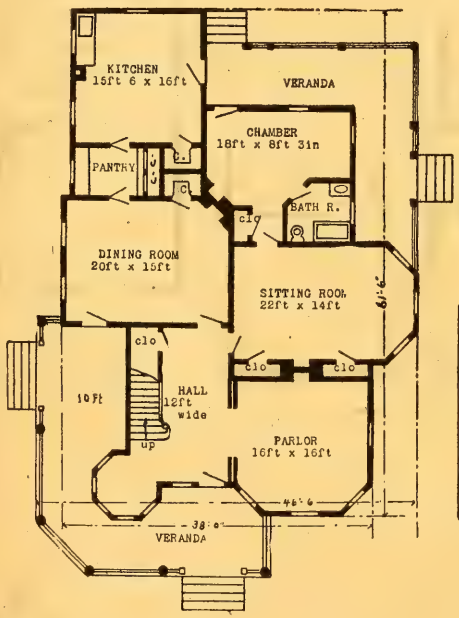
PINELAWN RESIDENCE.—Design 2038M; cost in frame $1,590 to $1,682; plans $25. See page 65.

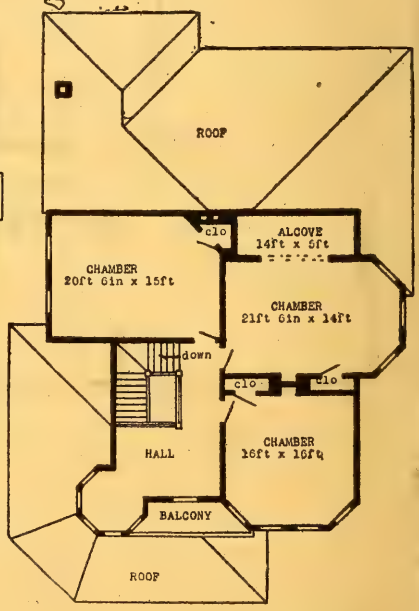




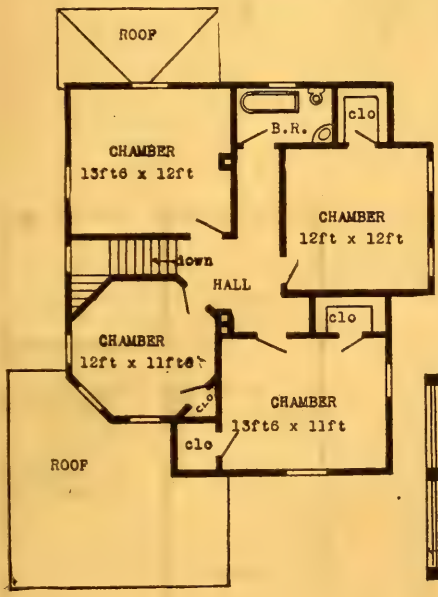
OLEAN RESIDENCE.—Design 2039M; cost in frame $1,390 to $1,480; plans $25. See page 65.

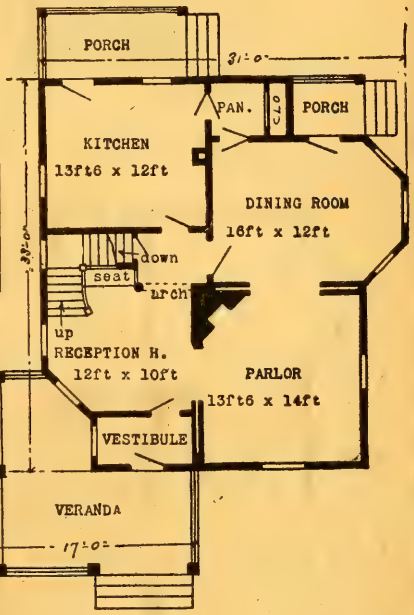
I send you herewith photo of the house which you planned for me. I found the special advice given of great benefit, and you shall certainly hear from me when I build again. MRS. MARCUS B. ALLEN, Tom's River, N. J.





SNODON RESIDENCE.—Design 2041M; cost in frame $2,390 to $2,480; plans $15. See page 65.

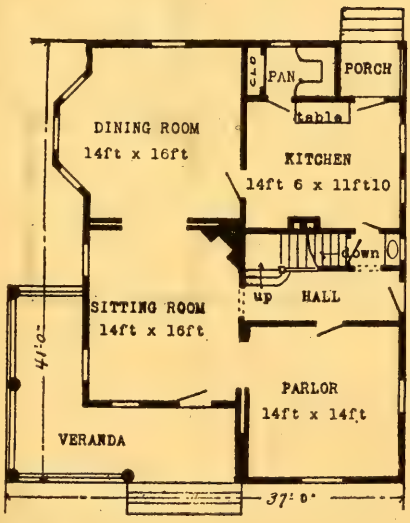


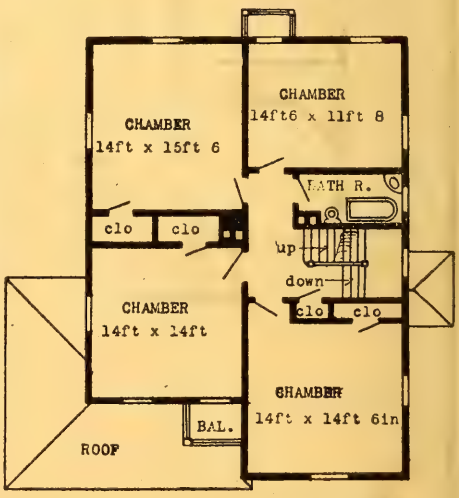


STAMFORD RESIDENCE.—Design 2042M; cost in frame $1,890 to $1,998; plans $10. See page 65.

The house is completed and it gives me entire satisfaction. I could not ask for anything better. The house is admired by every one that sees it, and myself

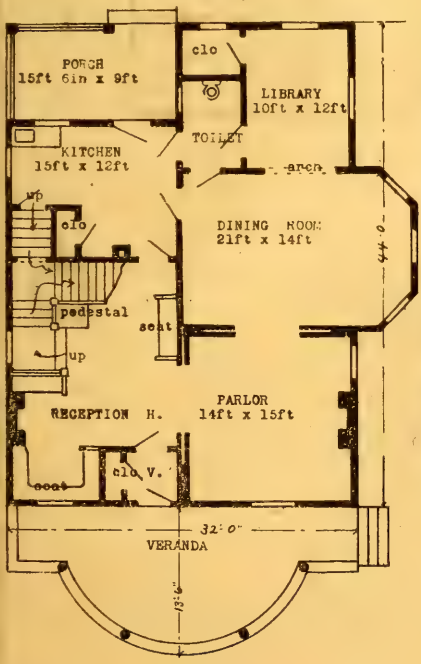
F. W. DAMP, Walnut Grove, Minn.

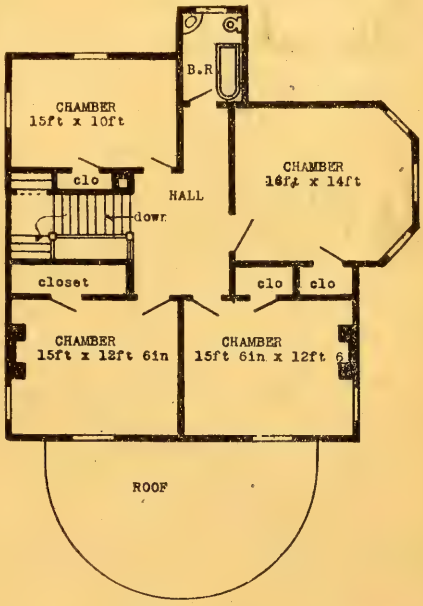




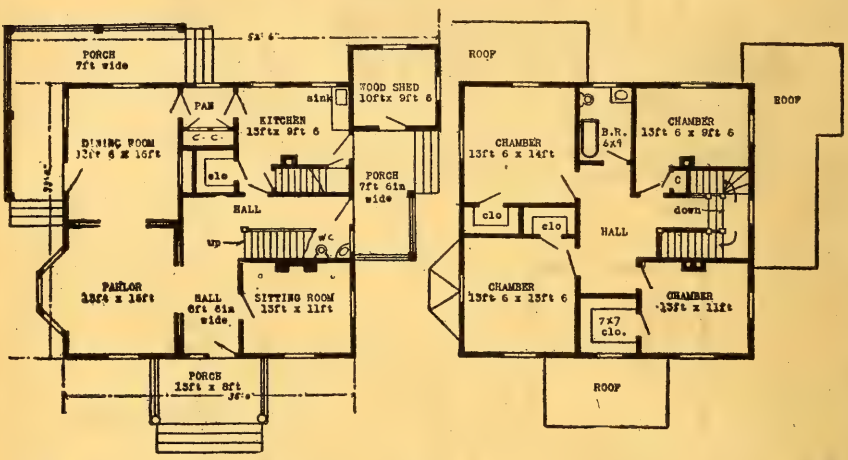
TAPPAN RESIDENCE.—Design 2043M; cost in frame $2,190 to $2,280; plans $10. See page 65.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

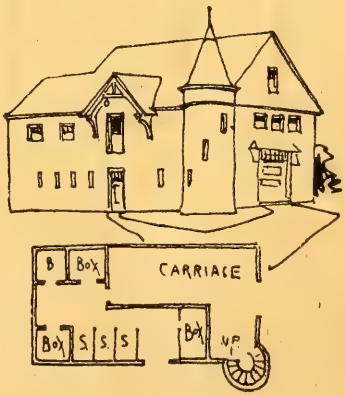




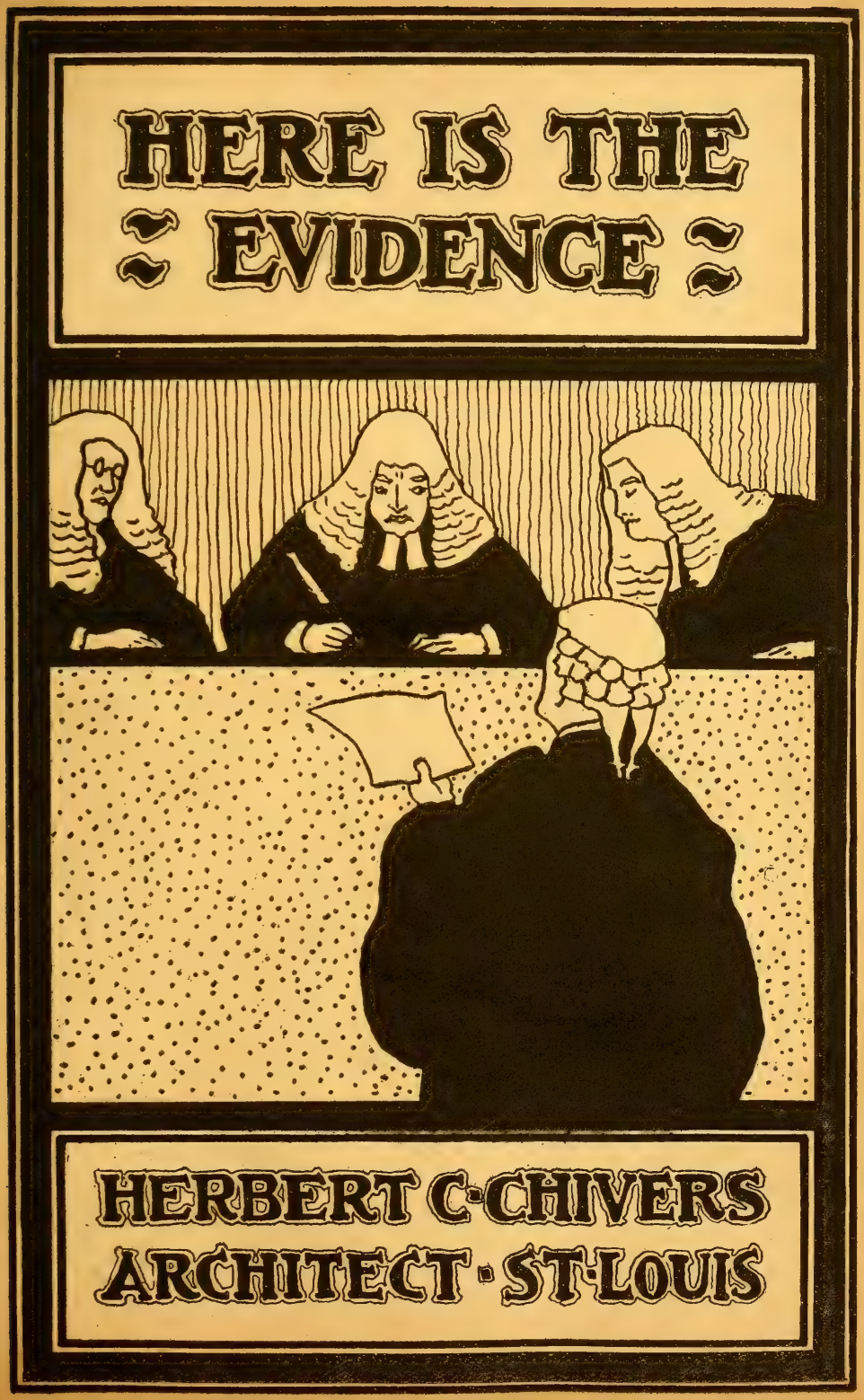
TULA RESIDENCE.—Design 2044M; cost in frame $1,692 to $1,780; plans $10. See page 65.



WALMORE RESIDENCE.—Design 2045M; cost in frame $1,790 to $1,892; plans $10. See page 65.



HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.


HERE IS THE
EVIDENCE
HERBERT C. CHIVERS
ARCHITECT · ST. LOUIS

STILES BROTHERS,
OUTFITTERS.
SPRINGVALE, · MAINE.

OUR ADDRESS IS
Springvale, Maine,
NOT SPRINGFIELD.

Springvale, Me. Sept 17 1902

Herbert T. Shines
Dear Sir:
I am very glad I wrote you as I can see wherein it will pay to buy an architects plan for a building large or small. I like your plans very much. Sometime we may may want more houses and if we do I assure you that we shall talk with you first of all.
Thanking you for favors
We are Yours truly
Stiles Bros
R. H. S.

C. W. SUMMERS, President
T. L. DICKEY, Treasurer.
J. H. KRAMER, Manager.

OFFICE—On Delaware Street.
YARD—From Main to Delaware Streets.
"WILL NOT BE UNDERSOLD."

DICKEY, SUMMERS & KRAMER,

—DEALERS IN—

LUMBER.

LATH, SHINGLES, SASH, DOORS, LIME, CEMENT, PAINT, PORCH TRIMMING, AND BUILDING MATERIAL GENERALLY.

'PHONE 63.

Fairfield, Ill., Oct. 16th, 1902

Herbert C. Chivers Esq.
St. Louis, Mo.

Dear Sir: My residence for which your furnished plans and specifications are nearing completion and I am glad to say that I am more than pleased with your work. Every thing has "worked out" just right. You have my sincere thanks for your excellent and efficient work and the interest you have taken

Yours Respt.
J. H. Kramer

BANK OF NEW LISBON

New Lisbon, Wis. OCT 16 1902 190

Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

Yours at hand and send you herewith photo of our residence as requested. I believe you will find it constructed, as planned, and will say this we like both the exterior and interior arrangement very much.

Yours Respy
J. O. F. Cash

Bee Line Construction Company.

Paid-up Capital, $600,000.00.

General Office, St. Louis, Mo.

D. L. Perkham,
General Manager.

Blackwell, Oklahoma, Nov. 3, 1902

Mr. Herbert C. Chivers,
Wainwright Bldg.,
St. Louis, Mo.

Dear Sir:-

Replying to yours of the 20th will state I have never had any photographs of any of my houses taken. Otherwise, I should be glad to send you one. Will state, however, that the plans you sent me worked out to my entire satisfaction.

Yours truly,

Ed. L. Peckham
General Manager.

GEO. W. BARKER,
Attorney and Counselor at Law,
509 MONADNOCK BLD.
CHICAGO, ILL.

June 27th 1901.

Herbert C. Chivers, Esq.,
St. Louis, Mo.

Dear Sir:-

My house built from your plans is the envy and admiration of the whole village and redounded greatly to the credit of the architect.

Respectfully,

Geo. W. Barker,

S. F. AUSTIN in 1821.

J. W. HOWELL, Pres't.
GUY M. BRYAN, JR. Vice Pres't.

H. O. BOATWRIGHT, Cashier.
L. L. McINNIS, Asst. Cashier.

FIRST NATIONAL BANK OF BRYAN

CAPITAL $100,000
SURPLUS $20,000

BRYAN, TEX. 6/22/1900

H. C. Chivers, Esq.,
Bryan, Texas.
Dear Sir:-

I am much impressed with the care which you exercise in having a client well pleased.

Yours truly,

L. L. McInnis

OFFICE OF
OSCAR W. BYRAM,
JUDGE OF PROBATE COURT,
CASS COUNTY.
HARRISONVILLE, MO.

Harrisonville, Mo. Aug. 28th, 1900

Herbert C. Chivers, Esq.,
St. Louis, Mo.
Dear Sir:-

The plans purchased of you gave general satisfaction. I found, as you stated, that correctly drawn plans and legally worded specifications are necessarily a part of the builder's contract and one would be unwise to enter into the intricities of a building operation without expert architectural advise and definately formed plans beforehand.

Very respectfully,

Oscar W. Byram

J. A. KARR, President. J. A. COX, Vice President. F. M. BROCK, Secretary and Treasurer

FAIRFIELD LUMBER COMPANY,

DEALERS IN ALL KINDS OF

LUMBER, LATH, SHINGLES, SASH, DOORS, LIME, CEMENT, AND BUILDING MATERIAL GENERALLY,

YARD SOUTH OF B. & O. S-W. DEPOT.

LOCAL AND LONG DISTANCE TELEPHONE

IN OUR OFFICE. No. 16

Fairfield, Illinois, July 23, 1902

Mr Herbert C. Chivers
St Louis Mo

Dear Sir

The house you planned for me some six months ago I have just now completed and occupying it and must say I am well pleased with the arrangement as well as the architectural appearance. I think I carried out all the details according to your plans and specifications and I find the house is very much admired by others and anytime I can serve you will be only too glad to do so

Yours very truly
F. M. Brock

The Pecos Valley Bank

OF PECOS, TEXAS.

CAPITAL STOCK $50,000.

RESPONSIBILITY, $200,000.

OFFICERS:

S. W. JOHNSON, President.

G. B. COCKRIN, Vice-President.

W. A. HAVINS, 2nd Vice-President.

R. B. GAGE, Cashier.

A. G. MYERS, Ass't Cashier.

Pecos, Texas, Oct. 24 1902

Mr. Herbert C. Chivers,

Architect, St. Louis, Mo.

Dear Sir:-

I am more than satisfied with the results attending the adoption of your plans and specifications for the construction of my residence and the making of additions.

The carpenters and painters are still at work, and will finish in a few days, when I will try to get you a photograph of the premises. The contractors express themselves as very much pleased with the ease and smoothness with which they have been enabled to progress owing to the excellence of your plans, blue prints and specifications.

Yours truly,

R. B. Gage

LOVEJOY & SPEAR, Managers.
Geo. M. Lovejoy, Theo. F. Spear
Branch for Western and Southern States.
Established March, 1857.

JOHN S. DOWNING,
Business Agent,

THE PHŒNIX INSURANCE CO., OF HARTFORD, CONN.

603

Middleport, O. Dec. 5th, 1902

Mr. Herbert C. Chivers,

St. Louis, Mo.

Dear Sir:-

Your letter received. My house is about completed. Will move into same Christmas. The plans you sent me worked out to perfection. I have one of the finest homes, if not the finest in Metgs Co. House cost me about $4000 as I put in hot water heat, fancy mantles, grilled and in fact, everything of the latest order. Mr. Will Wills of Chester, Ohio is my carpenter and is one of the finest I ever saw. He is an expert and says your complete plans facilitated matters.

Yours truly,

J. S. Downing Jr.

FORD, MERRILL & CO.,

Salena, Kan., Sept. 22, 1899.

Herbert C. Chivers, Esq.,

St. Louis, Mo.

Dear Sir:-

I have just completed my residence, constructed under your plans No. 1810. We are proud to own the handsomest and most complete home of its size in Kansas and cheerfully attest to your genious as n Architect. It pays to have a competent architect.

Yours truly,

N. D. Fisp

HENRY GUILD. HENRY F. GUILD.

ESTABLISHED 1844.

HENRY GUILD & SON,

MANUFACTURING JEWELERS.

433 WASHINGTON, COR. WINTER ST.,

BOSTON, Ju 30, 1898.

Mr. Herbert C. Chivers,

St. Louis, Mo.

Dear Sir:-

The plans and specifications received from you are very complete and you have carried out my ideas very clearly. I think it is going to make just the house I want. I am really getting more for my money, than I thought I would.

The plans have been favorably commented on by our local architects. They say that you understand how to carry out the details of colonial work correctly.

Trusting that you will call on us, when again in the city, I remain.

Yours respectfully,

Henry F. Guild

W. L. BUCK, PRESIDENT. C. A. MOSELEY, VICE PRESIDENT. J. B. BUCK, CASHIER.

The Bloomfield Bank

Bloomfield, Mo. 11/12/1902

H. C. Chivers, Esq.,

St. Louis, Mo.

Dear Sir:-

The plans of bank and masonic hall were satisfactory to us. The building is practical in all respects. We shall not build the hotel, for which you prepared plans until Spring.

Thanking you, I remain,

Very truly,

Mosely & Buck

OFFICERS
B. T. MESERVEY, PRES.
A. R. LOOMIS, VICE-PRES.
A. F. MESERVEY, SEC'Y & TREAS.
E. H. CUNNINGHAM, SUPT.
W. F. KEMPER, COLLECTOR.

FORT DODGE
LIGHT AND POWER CO.
MIDLAND THEATRE BUILDING
FORT DODGE, IOWA

DIRECTORS
B. T. MESERVEY
A. R. LOOMIS
C. J. SAUNDERS
J. F. MONAMARA
A. F. MESERVEY

Herbert C. Chivers 2/7/1903
St Louis Mo

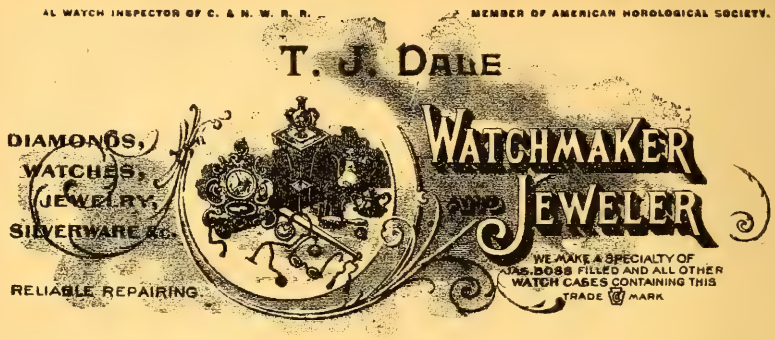
Dr Sir Herewith draft $35.00 in payment your bill.
Am much pleased & take pleasure in remitting your reasonable fee.

Yours truly
A. F. Meservey

Replying to your letter of a day or two ago, beg to advise that my house is completed and we are now occupying it. The work has been done to my entire satisfaction and the external appearance is very good indeed.

I would state that our cottage, being quite unique is Topeka cottages go, a good deal of attention has been attracted to it and many people have asked me where I had the plans made. I have taken pleasure in advising them.

W. B. BARRETT, Topeka, Kansas.



Kenosha, Wis.,
Mar.17,1903

Mr. Herbert C. Chivers,

St. Louis, Mo.

Dear Sir:-

Myself and wife are much pleased with plans and wish to express our thanks to you for getting out such very satisfactory work.

As I am an ameteur photographer, will be able to furnish you pictures of building as it progresses.

Hoping to hear from you soon and again thanking you in appreciation of your efficient work, I am

Yours truly,

T J Dale.

☐ The plans were entirely satisfactory.
DR. F. E. HINCH, Ste. Genevive, Mo.

JAMES G. MOFFET, President. R. A. BOOE, Cashier.

BANK OF KINGMAN.

Kingman, Ind., MAR 18 1903

Herbert C. Chivers
St. Louis, Mo.

Dear Sir
I send you under separate cover a Photo of my house as you request.
The are highly pleased with the house and think it ideal
Respfly E. S. Booe

Peter Berlet, President. David J. Lintz, Cashier.

(Incorporated)

The Farmers Bank of Johnson

Johnson, Neb., Aug 16 1902

Herbert C. Chivers
St Louis
Mo.

Dear Sir!
Plans received from you came up to expectation, in fact they worked out nicely and was highly pleased — haven't a Photo of house now, will try and send you one later
Yours Truly
Louis J Lintz

G. H. ELLIOTT,
County Surveyor.

Charles City, Iowa, 11/25/02

Herbert C. Chivers, Architect,
St. Louis, Mo.

Dear Sir:-

The plans and specifications furnished me by you were satisfactory in every respect and I take pleasure in stating to you: WE ARE WELL PLEASED WITH THE HOUSE IN EVERY DETAIL.

We have never had one person find fault with it, in fact all admire it.

Yours respectfully,

G. H. Elliott.

Yours at hand and much pleased to hear from you. My house is not completed. The carpenters will finish sometime this week. The contractor was very slow in getting everything ready, but will say your plans were carried out to the letter, and it is pronounced by everyone a showy house. I thought at first you were exhorbitant in your charges, but now would pay you twice that sum than build without your plans, and to say that I am pleased, is putting it mildly, and as soon as it is completed will send you a photo of it, and hope that I may be able to send you more work.

DR. W. S. BRANDON, Daleville, Ind.

BANK OF ANNAWAN.

W. H. HOLZINGER, Proprietor.
D. L. HOLZINGER, Cashier.

Annawan, Ill., MAR 18 1903

H. C. Chivers, Esq
St Louis Mo

Dear Sir.—
As you requested I enclose you photo of my residence built according to the plans drawn by you. The work is very satisfactory. My Contractor said the plans were correct in every detail.
I am glad that I purchased my plans from you.
Respy
W. H. Holzinger

You may refer to me at any time.

COUNTY
TREASURER'S OFFICE.
MONTGOMERY COUNTY.

R. M. ROBERTS, TREASURER.

Red Oak, Iowa, April 20-03 1903

Mr. Herbert C. Chivers
St Louis Mo.

Dear Sir. — The plans for dwelling furnished by you pleased me very much and will be used without change when I build. Had expected to have built before this but some matters caused indefinite delay.
Yours Truly R M Roberts

Yours of recent date to hand. Would say that we have a very good house in process of construction, built from your plans, and have just got it plastered. If I was to build another house should get my plans the same way. Will send you a photograph as soon as we have one taken.

DANIEL COLT, Winsted, Conn.

The house you enquire for is near the seashore, a long distance off, and a photo would cost quite a sum. The building is very satisfactory.

THOMAS WILMARTH, Saundersville, Mass.

Wm. PETERS,

DEALER IN

Live Stock and Hardwood Lumber

Wonewoc, Wis. Nov. 1, 1913

Mr H. C. Chivers
Dear sir:
We are getting along splendid with our house and it is just fine, well I must say it is a beauty. I never expect to get so pretty and comfortable a house

Respect
Wm Wm Peters

OFFICE OF
CITY ELECTRIC LIGHT
AND WATER WORKS.
C. S. DILL, CHIEF ENGINEER

GOSHEN, INDIANA, March 9, 1909

Herbert C. Chivers, Architect,
St. Louis, Mo.

Dear Sir:-

The plans purchased of you have given perfect satisfaction It is something entirely different to any around here. Any suggestion you can give in regard to the outside painting will be much appreciated.

Yours truly,

C. S. Dill

Galt, Ont. Sept 21. 1911.

Mr H. C. Chivers
St. Louis Mo.

Dear Sir. —
We are very much pleased with our house, and though some do not like it on account of its being a cottage, yet it is very much admired by a great many. At any rate it is unique here.

Yours Truly
W. E. Evans

The Ohio Mop, Pail and Wringer Co.

J. A. WHITE, Manager.

Clean, Cheap and Convenient
Wringing the Mop-Cloth without touching the water with your hands.
GOOD AGENTS WANTED. Discount to the trade.

~~Oxford, Ohio~~ Little Rock Ark Dec. 6th 190 2

H C Chivers
St Louis
Mo

Dear Sir

Regarding the Plans will say that mine
highly pleased with the house would du-
-plicate it if building again I think the
neighbors say me for the nicest house
architecturally considered there is in the
town & I thank you very much for your
assistance & will do you any good I
can in the future

Yours Very truly
J. A. White
Oxford Ohio

DAILY CAPACITY, 140 TONS OF PURE DISTILLED WATER ICE.

CONSUMERS ICE AND COAL CO.,
FIRST AND FATHERLAND STREETS
NASHVILLE, TENN

TELEPHONE 681.

EDW. SCHOENPFLUG, PRES.
CHAS. F. GELSER, SEC. AND TREAS.
CHARLES SHINKLE, GEN. MGR.

Octo 18/02

Herbert C. Chivers
St Louis Mo.

Dear Sir:

Replying to yours of 15th
I have no photo of my home yet
but will mail you one later.
The home is a model of convenience
and comfort and is generally
admired. Your plans and specifi-
cations are very complete, and
perfectly satisfactory

Yours Truly
Chas. Shinkle

Enterprise Manufacturing Co.,

Berry Crates and Baskets.

Fruit and Vegetable Packages, Veneers, &c.

Shipping Point—EMPORIA, VA.

E. A. Hartley, President.
Chas. Baker, V. President.
Robt. Seay, Sec'y-Treas.

Belfield, Va., Dec. 9/1902

Mr. H. C. Chivers, Architect,
St. Louis, Mo.
Dear Sir:-

We are altogether pleased with your work, and will say that your specifications and detailed drawings have proved altogether practical, a thing which cannot be said of every architect. This house was built for the writer, manager of this company.

We realize that every stylish house improves things generally, and we have done considerable talking to that effect, trying to get modern and stylish houses put up.

Yours truly,

ENTERPRISE MFG CO.,

Robert Seay, Mgr.

HENRY BUSCH

HENRY BUSCH, JR.
MANAGER.

Busch Furniture Company,

Dealers in Furniture and House Furnishing Goods of all Kinds.

Aiken, S. C. Nov 4 1903

Herbert C. Chivers Esq
St Louis Mo

Dear Sir.—

Your favor of 10th to hand and I beg to say that I will send you a photo of my house just as soon as it is finished which will only be a short while. The house is very much admired by every one. I am well pleased with your work and think it the most conveniently arranged house I have ever seen.

Yours truly
Henry Busch Jr

THE BEER THAT MADE MILWAUKEE FAMOUS. HIGHEST AWARD FOR PURITY

The Brunswick Sample Room.
OPPOSITE PASKEL HOUSE.
J. J. GRESSER, Proprietor.

Henry, Ill., Oct. 13 1899

Mr. Herbert C. Chivers,

St. Louis, Mo.

Dear Sir:-

Your request in reference to my house, for which you made plans, has been received, and I desire to thank you most sincerely for the benefit that your special plans and advise have been to me. I cannot say to much in commendation of your services.

The contractor found not the slightest fault with plans, and he commented you very highly, especially on details of construction. I can clearly see now, where you have saved me the actual cost of plans, many times over, by the ingenuity with which you economize on space and materials.

I did not have the least idea that I could do business so promptly and satisfactory with a distant architect, and you are at liberty to refer any of your prospective clients to me, as I shall always feel that you have been of great service to me professionally. I am told that I have the handsomest house of its size in the city.

Thanking you again, I remain,

Yours truly,

J. J. Gresser.

We received your letter and will say we are very much pleased with your plans. Will send picture of house as soon as finished. They are now plastering and the carpenters are working on porch. Our builder is also pleased with plans.—HENRY M. CHRISLER, Schenectady, N. Y.

Mrs. House and myself are highly pleased with our home and do not hesitate to recommend your work to any one intending to buitd a home.
DR. J. C. HOUSE, Port Townsend, Wash.

DIETRICH H. JANSEN,
CIVIL ENGINEER AND SURVEYOR.
COUNTY SURVEYOR OF TAZEWELL COUNTY.
COURT HOUSE, PEKIN, ILL.

Pekin Ill. Oct 9th. 1900.

Mr. Herbert C. Chivers:-
St. Louis. Mo.

Dear Sir:-

I have read your plans and must congratulate you on your design and the general thoroughness of specifications

Yours very truly,
D H Jansen.

H. C. Chivers Esq.
Dear Sir:

Louisville & Nashville Railroad Co.
Enfield Ills Station
~~Sep~~ Oct 6 1910
Form 31

I now understand what you meant when you said for me not to let Carpenters change the Plans all the Carpenters (Except the one who did the Job) wanted to make changes some wanted the out side shutters to be 2 ft Longer others wanted the Porch to be higher. Ceiling higher windows Longer doors in different Places & 100 other changes Including a change in the Cornices Some said would look so low & Inface had me believe I would have a Low dark looking place & I was sorry I Started it but now I see you knew your Business I am Well Pleased is just what I wanted would not change one Place If I was going to Build again

Yours Truly
A R Wilson

EXCEPTIONALLY PURE ARTESIAN WATER USED EXCLUSIVELY IN ALL DEPARTMENTS.

L. P. PARKER & CO
LESSEES

The Halliday
HOTEL

PASSENGER ELEVATOR, WITH ALL MODERN IMPROVEMENTS
HOT & COLD BATHS. VENTILATION UNEQUALED.
STEAM HEAT IN ALL ROOMS.

Cairo Ill. Dec 5 1902

Herbert C Chivers
St Louis Mo

Dear Sir

Yours of Dec 3rd received & in reply will say I have had the Building Photo but have not got a good Plate and as soon as I get a good Plate I will send you a set mounted I think I have a very good building and several have inquired about it I will let you hear from me later

Resp yours
J E Sanderson

773 Franklin St
Danville Ills

We moved into our new home in Oct. We are well pleased. A great many people admire our home and think it artistic and beautiful.

JOHN S. MORRIS, Westport, Ind.

H. A. COREY,

Dry Goods, Notions, Shoes & Rubber Goods.

Lehigh, Iowa, June 30th, 98.

Mr. Herbert C. Chivers,

St. Louis, Mo.

Dear Sir:-

The plans we got from you proved about as good an investment as we ever made, and the building far exceeds my expectations. Hundreds have told me that we have the best arranged residence in Fort Dodge. It is a grand looking building and looks to cost considerably more money than it really did, and is different from anything ever built there.

We have never had one person find fault with it, simply, because there is no chance to do so. Get plans from a good architect, save money, and get something to suit you, is my advise to any one building.

Thanking you for your prompt and pleasing ways of doing business, I am yours,

Very Respectfully,

H. A. Corey

The house I built last year from your plans is much admired.

B. F. SHEETS, Oregon, Ill.

We believe our house is exactly right in plan and design. We have no fault to find whatever. It looks pretty and cozy.

MRS. WILLIAM PETERS, Wenewoc, Wis.

Feb. 14-1903

Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:-

Your plans and designs are very good and met with my approval in all particulars.

Yours truly,

Val C Trabold

J. S. Byrom,
Planter and Merchant.

R. R. Points,
MONTEZUMA and PINEHURST, GA.

Byromville, Ga., Oct. 23 1902

Mr. Herbert C. Chivers
St. Louis, Mo.

Dear Sir-

Plans have been duly Rec'd, and they are very complete and perfectly satisfactory.

Yours
J. B. Byrom

J. D. CANTWELL, M. D.
ROOMS 91-92 WHITAKER BUILDING.

DAVENPORT, IOWA. Jan 6/1903. (6 PM)

Mr Herbert C Chivers
Saint Louis.

I write you this morning saying your Plans we sent for had not arrived, they came in this afternoons mail, they are very satisfactory

Jno D. Cantwell

Sent to	Sender	Receiver	Time Sent
Rec'd from	Sender	Receiver	Time Rec'd

Form 82.

TELEGRAM.

THE TEXAS & PACIFIC RAILWAY CO.

From Paris Texas 7/1/89 To H C Chivers St Louis Mo

Dear Sir:

Enclosed picture of the house, plans of which I performed, & desire to say plans & specifications were satisfactory in every particular. House is as convenient & cosy as can be imagined.

Yours etc B N Leonard

Operators are required to receive all Messages in Ink, on this Form, and must never, under any circumstances, allow one of these Blanks to be in the possession of any one but themselves, or to be used for any other purpose than for RECEIVING Messages.

ALFRED D. RIESS,
LAWYER.

ZIEBOLD BLD'G.

Red Bud, Ill., June 29th, 1[illegible]

Herbert C. Chivers, Archt.,

St. Louis, Mo.

Dear Sir:-

Your plans for building were entirely acceptable. I found them of great advantage both in purchasing and looking after material used in building.

I can see where both time and money were saved by the use of regularly drawn special plans and specifications.

Thanking you for promptly filling my order, I am.

Yours very truly,

A. D. Riess.

Amity, Mo. 4-30th, 1900

Herbert C. Chivers,

St. Louis, Mo.

Dear Sir:- In reply to your valued favor, I beg to state that plans were very satisfactory. I know it pays to secure expert advise when one builds.

Respectfully,

Adam Thompson

City of Kalamazoo,
Michigan.

C. H. GLEASON.
City Clerk.

H. C. Chivers, Esq.,

6/30/98.

St. Louis, Mo.

Dear Sir:-

Your letter is just at hand. Have not built from the plans secured of you yet. I know of no reason why they should not work all right. I would not think of building without having plans to work from. I have no fault to find with your plans, or methods of doing business; which are honest, prompt and business-like.

Respectfully,

C. H. Gleason

T. C. MARTLAND,
...Photographer,
A FINE LINE OF MOULDING AND FRAMES ON HAND.....

ARTISTIC FINISH, AND UP-TO-DATE DESIGNS...
ALL SITTINGS MADE INSTANTANEOUSLY. SMALL PICTURES ENLARGED TO ANY SIZE IN CRAYON, INDIA INK AND WATER COLORS. CHILDREN'S PICTURES A SPECIALITY.

Fulton, Mo. Aug 31st 1901

H H Chivers
Dear Sir.
I enclose you a kodak view of my house. We are well pleased with it, don't see how we could improve by any changes inside. Everybody who calls wants to know who planned the house.
Very Truly
T C Martland

TELEPHONE 1482 FRANKLIN.

ENOS B. SMITH,
Successor to STEWART & TOLL,
Dealer and Commission Merchant in
Broom Corn and Broom Manufacturers' Supplies,
FOR HOME AND EXPORT TRADE,
55 & 57 North Moore Street.
WILSON H. TOLL, Manager. Oakwood Farm
~~New York~~, Athens N Y
Dec-30-1903

Herbert C Chivers
Architect-St. Louis Mo.
Dear Sir
Having recently finished my house after plans and specification furnished by you I am pleased to report satisfaction both as regards Exterior appearance and interior arrangement,
Very Truly Yours
Enos B Smith

F. M. TRUBY
Jeweler.
COFFEYVILLE, KAS.

Oct. 14, 1899.

Herbert C. Chivers,
St. Louis, Mo.
Dear Sir:

Have just completed my house from plans furnished me by you. I found them perfect in every way and was greatly pleased with them.

Resp.,

F. M. Truby.

W. H. HUMPHREYS,
Breeder of the NOTRE HERD
Pure Bred Registered Aberdeen Angus Cattle

THE FOUNDATION IS BEING LAID BY THE SELECTION OF THE VERY BEST INDIVIDUAL AND THE BEST BEEF PRODUCING TYPE THAT CAN BE OBTAINED.

Galt, Missouri, Feb - 3 - 1902

Herbert C. Chivers
Architect St Louis Mo

Dear Sir:- The plans and specifications of house suits me exactly. I don't see how it could be arranged any handier. The bath room is so convenient to the kitchen. Can draw the hot water from the range. I like the roof, roof-windows, tower, porch, and cornice. They are so much different from any thing in this country that will be an evidence that a skilled architect designed it. I consider the cost of plans nothing compared with the satisfaction that one knows he will get something that will suit exactly and know how it will look when completed

Yours Truly
W. H. Humphreys

N. B. I would like to ask a few questions (see seperate sheet and postage)

E. M. COMSTOCK
REAL ESTATE,
ROOM NO. 1, RAYMOND BLOCK,
NO. 128 MAIN ST.

CONNEAUT, OHIO, Jan. 12, 1903

Mr. Herbert C. Chivers,
St. Louis, Mo.
Dear Sir:-

Yours at hand. I built the house and was very much pleased with plans. I will have photograph taken and sent at once. The house was photographed and published by the "Scientific American" of New York City, and showed up very nicely.

Yours truly,

E M Comstock

UNIVERSITY OF ARKANSAS,
ELECTRICAL ENGINEERING DEPARTMENT,
W. N. GLADSON, PROFESSOR.

FAYETTEVILLE, ARK., Oct.22/1902

Mr. Herbert C. Chivers,
St. Louis, Mo.
Dear Sir:-

I am well pleased with your general work on plans.

Yours very truly,

W N Gladson

A. B. Gordon — Robert Booth

A. B. Gordon & Co.

Lumbermen.

Sudbury, Ont., NOV.5th, 1902

H. C. Chivers, Esq.,
St. Louis, Mo.
Dear Sir:

Your favor of the 20th ult just received and as requested I will get a photo of our house taken and mailed to you as soon as possible. I might say I am very well pleased with the house, the plan being just what I required. Will write you further when sending you photo.

Yours very truly,

A. B. Gordon.

TREASURER'S OFFICE
CITY OF AKRON AND
SUMMIT COUNTY

H. E. BERGER
Treasurer

Akron, O. Nov. 5-1902

Mr. Herbert C. Chivers,
Wainwright Bldg., St. Louis, Mo.

Dear Sir:-

House is completed and must say it is attracting universal attention, something different in design than they are building in this part of the country. We are more than pleased with it and would advise anybody contemplating building to employ an architect. The important part in building is to utilize the space without having stuffy little rooms. Your plans are excellent in regard to that. They have good large rooms, well lighted and well ventilated.

Thanking you very kindly for the interest you have taken in its construction, I beg to remain,

Yours very truly,

J. H. Berger
Dept. Treas.

Office and Salesrooms
No. 71 UNION STREET.
TELEPHONE No. 1177.

J. F. PRITCHARD.
J. L. EVANS.
A. L. PRITCHARD.

Pritchard, Evans & Co.
PLUMBERS
STEAM AND HOT WATER FITTERS.

Memphis, Tenn. Sept. 3,02

Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir;

We are sending you photos of the cottages for which you furnished us drawings and would say that we found the plans and specifications to be as stated by you and satisfactory to us.

Yours very truly,

Pritchard, Evans & Co.
Per J. F. Pritchard

J. H. STAUFFER,
Elizabethtown, Pa.

Elizabethtown, Pa., Jan. 14/03.

Mr H. C. Chivvis,
St Louis, Mo.

Dear Sir:—

I am now occupying the cottage built from plans furnished by you a year or more ago. I am very much pleased with the effect, and many of my friends are complimenting your convenient arrangement of rooms.

I have neglected to send you photographs, but will in the near future

Very truly yours,
J. H. Stauffer

...New Bremen Board of Health...

Dr. M. S. Ekermeyer, H. O. — Henry Weinberg, S. P.

New Bremen, Ohio, Aug. 23 1902

Herbert C. Chivvis
St. Louis Mo.

Dear Sir: I send you under another cover a picture of our house. The front faces West. Yes we are all more than pleased should I know of any one that wants to build I will gladly refer them to you. I think we have the finest, neatest home in town. hoping this is satisfactory I am Your friend M. S. Ekermeyer

J. A. CLINGINGSMITH
Contractor and Builder.
Up-To-Date Work Guaranteed.

BLOOMFIELD, MO. Oct 12 1899

Mr H. C. Chivers
St Louis Mo

Dear Sir
The Plans made by you for Our Baptist Church here so far as I can now see are perfectly satisfactory to me and the rest of our Congregation seem pleased with them
Resp Yours
J. A. Clingingsmith

LAW AND REAL ESTATE.
OFFICE OF
THOMAS CONNELLY.
REAL ESTATE BOUGHT AND SOLD. WILL PAY TAXES FOR NON-RESIDENTS. SPECIAL ATTENTION GIVEN TO COLLECTIONS
OFFICE OVER CITY

BLOOMFIELD MO Oct 10th 1899

Herbert C Chivers Esq
St Louis Mo

Dear Sir.
On behalf of the Board of Education of this City, of Bloomfield I will say that we are more than pleased with your work on plans and specifications for our New High School building. They are a credit to any architect
Very Truly Yours
Geoff Hardcastle
President Board of Education
Board of Education

T H WADE
FURNITURE AND UNDERTAKING
No 1 Commercial Row

Huntsville, Ala. Sep 15 1899

Mr Herbert Chivers
St Louis —

Dear Sir.
We are debating the question of ceiling for the church. Could we use steel? What kind of plaster would you use?
We are now roofing the church and have an elegant job of Brick & Stone work. The church is much nicer than we thought and the Committee & whole church are much pleased. Many compliments have been passed on the building and when done — we will have the nicest job in the city. We want to carry out the idea nicely. Do you recomend Keens Cement

---

T H WADE
FURNITURE AND UNDERTAKING
No 1 Commercial Row

Huntsville, Ala., 189—

We have had some correspondence with ~~them~~ the Dealers in St Louis & you can point to this church for a recomendation as the whole business is just what we want. The Angle Iron for walls — so much commented on and we think will always support the roof
Yours Truly
T H Wade
Chas

We would like to use Steel if practical?

G. W. FRANCIS,

Portland, Oregon Oct 1st 1902.
581 Clinton St.

Herbert Chivers Esqr
St Louis

Sir

You may remember my getting plans from you for a house this summer. I now wish to state that the house is finished and we moved in its last week

I wish you to know that we have a much better house than we expected it is universally admired and looks much better than the picture in Artistic Homes' is very convenient inside and the pantry is a surprise to visitors

We thank you for your services and would no more think of building without a plan from you than we would of building without a good mechanic

Our builder Mr E W Baughman pronounced your plans the work of a master. When we get ready to build again you will hear from us, till then I remain. &c G W Francis.

Enclosed you will find a phograph of the cottage that you made for me and am well pleased with it. It is considered one of the prettiest cottages in this section. Everybody admires it, and for ourselves, it is just what we want.

W. L. PABLO, Port Norfolk, Norfolk Co., Va.

ALBERT M ROBINSON
REAL ESTATE TIMBER LANDS
LOANS
TELEPHONE JOHN 1251
820 BOYLSTON AVENUE NORTH
SEATTLE WASHINGTON

Jan. 3, '03

Herbert C. Chivers, Architect,

St. Louis, Mo.

Dear Sir:

A few days ago I sent you several views of the hous designed by you. It is one of the representative residences in one of the most desirable location of the city, and is greatly admired by all who see it. Will send you some interiors if you desire them.

Very truly yours,

A. M. Robinson

PHOENIX INSURANCE CO. CHICAGO

WM. WYLDE
AGENT

Grossup, Ills. Oct 17 1902

Herbert C. Chivers
St Louis
Mo.

Dear Sir.

In reply to yours of the 15th will say that we have never had a photograph taken of our new house, but if we do so soon, will mail you one.

Am perfectly pleased with the building to the smallest detail. and would not change it in any respect.

Yours Resp.
Nett Hitten

LUMBER, COAL, ROCK SALT. DAY PHONE 10 NIGHT PHONES 110, 122. BUILDING MATERIAL, SEWER PIPE.

F. H. Pierce Coal and Lumber Co.

(INCORPORATED)

Ft. Roy Ill., Aug 13th 1902

Mr H. C. Chivers
St Louis Mo

Dear Sir

We are well pleased with our house

Yours truly.
F. H. Pierce

Hitchcock S. C. Sept 7th 1902

Herbert C. Chivers
St Louis Mo. } Dear Sir:

I received the Plans for my new dwelling and they are very satisfactory.

Respectfully
L. W. Holder

I know the value of an architect's plans, they save time and expense, besides a well-built, stylish building. Always helps a contractor with his customers, and is about all he has to refer back too. It is hard to talk architect to some people, as they do not understand the great importance of accurately drawn plans.—L. W. HOLDER, Contractor and Builder, Havana, N. D.

THOMPSON & SIBBEN,
REAL ESTATE
INVESTMENTS
MONEY TO LOAN
Abstracts Furnished

S. C. THOMPSON,
JAS. L. SIBBEN

Manistee, Mich. OCT. 20, 1899.

HERBERT C. CHIVERS, ESQ.,
ARCHITECT,
ST. LOUIS, MO.

DEAR SIR:-

THE PLANS AND SPECIFICATIONS PURCHASED OF YOU HAVE GIVEN PERFECT SATISFACTION, AND THEY HAVE SAVED MANY TIMES THEIR COST. FOR THE VERY LATEST UP-TO-DATE DESIGNS, EMBRACING ALL THAT IS MODERN AND DESIRABLE, WITH MINIMUM COST AS PART OF THE CONSIDERATION, YOU CERTAINLY EXCEL.

WITH AN ASSURANCE OF MY MOST GRATEFUL APPRECIATION, I AM
VERY TRULY YOURS,

S. C. Thompson

Luyties Homœopathic Pharmacy Co.
FOUNDED IN 1853 BY H. C. G. LUYTIES.
306-308-310 NORTH BROADWAY.
ST. LOUIS,

Oct. 18, 1899.

Mr. Herbert C. Chivers,

City.

Dear Sir:-

Your favor of October 20th has been received, and in answer to your inquiry as to whether the plans you prepared for me sometime ago have given satisfaction or not, desire to state that I am most happy to report that not only have they given satisfaction, but the design and practical arrangement of my house has been generally admired by all who have seen it. I have recently had an opportunity to show the house to a great number of people, since it has been offered for sale due to the fact that I am obliged to leave the city. It might interest you to know that I had no difficulty whatever in disposing of it. The house was sold last Friday. The gentleman calling in the morning, and his wife in the afternoon, and by four o'clock the deal was closed. If at any time I can be of service to you, just call upon me.

Very truly yours,

J. Otto Nunnelly

JOHN C. WEIMER,
CIRCUIT CLERK,
FRANKLIN COUNTY, MO.

UNION, MO., 7/20/98.

Herbert C. Chivers, Architect,
Wainwright Bldg.,
St. Louis, Mo.

Dear Sir:-

Replying to your favor of the 12th Inst., asking how I am satisfied with plans, etc., will state, that I could not be induced to build without special plans prepared by you. Your advise alone during the preparation of the preliminary plans has been invaluable to me; and since the erection of my residence, I now am assured that you have directed me in a most thorough manner, in all matters pertaining to the economical arrangement of plan, improved methods of construction, modern design, etc.

My building is said to show up in size, workmanship and design better than some which have cost almost double the amount, and it is generally admired and favorably commented upon by all. I would not build again without specially prepared plans for five times their cost.

Yours sincerely,
Jno C. Weimer

P. S.- I believe I have one of the best ventilated houses the County.
J. C. W.

Pierce Mill Co.

S. F. GILMAN, President.

MANUFACTURERS OF

Flour, Corn Meal AND FEED.

Elkhorn.
Golden Crescent.
Snow White.
Fancy Patent.

C. E. HUTTON, Mgr.

Pierce, Neb. - Sept. 10th, 1900

Herbert C. Chivers, Architect,
St. Louis, Mo.
Dear Sir:-

I received plans in good shape. Many thanks for your prompt attention.

Very truly, C E Hutton

Waddy Bros.

Photographers.

Vancouver and Nelson.

Vancouver, B. C., Aug 22nd 1900

Herbert C. Chivers Esq
Architect
St. Louis

Dear Sir

I am quite satisfied with the design + think I have one of the most comfortable homes in the city

Respectfully Yours
Geo. H. Wadds

THE HARRISBURG PLANING MILL,

J. B. FORD, Proprietor.

Harrisburg, Ill. Aug. 27 1900.

Mr. H. C. Chivers
St. Louis Mo.

Dear Sir:

Since receiving your letter the conditions have not been favorable for taking photo of residence

I can cheerefully testify that your work is fully up to date, thoroughly and accurately done and any one wishing to save money and at the same time have modern up to date work can do no better than to employ you.

Respt. J. B. Ford

My house is considered a model of convenience and I am well pleased with the prompt manner that you filled my order. I send you photo of house under separate cover. W. C. DUCKHAM, Ashkum, Ill.

NIMROD & HUDSON,
OWNERS.
14 & 16 VESEY ST
NEW YORK.

L. HANCHETT.
Manager
IDAHO SPRINGS.
COLORADO.

Mar. 26, 1900

Mr. Herbert C. Chivers,
Wainwright Bldg., St. Louis.
Dear Sir:-

Replying to your favor will say plans came satisfactorily. The color effects specified produced a fine effect.

Yours respectfully,

L Hanchett

GEO. W BOWERSOX.
County Supt of Schools

STATE OF ILLINOIS
MACOUPIN COUNTY
COUNTY SUPERINTENDENT'S OFFICE.

Gnard March 7 1900

Mr Herbert Chivers
St Louis
Mo

Dear sir
I Built me a home last fall I will recomend you to any one I know wishing to Build that will get an architect
yours truly
J Bowersox

OFFICE OF
D. A. SCHUSTER,
RECORDER OF
DEEDS,
FRANKLIN COUNTY

Union, Mo. June 30th, 1898.

Mr. Herbert C. Chivers, Architect,

St. Louis, Mo.

Dear Sir:-

In regard to plans and specifications drawn by you for my dwelling now nearing completion, will say, that same have fully come up to my expectations and I consider it a very good investment for any one desiring to build, to have plans. The house is considered convenient and substantial, and I am very well satisfied with your professional connection with same.

Yours truly,

Dofphus A Schuster

Recorder of Deeds,

Franklin Co., Mo.

Union City, Tenn. Oct 23, 1900

Herbert C. Chivers,
St. Louis, Mo.
Dear Sir:-

Replying to yours 16th. Beg to advise that I built according to your plans and am highly pleased with the results. Regret to say that I have no photo of the house.

Yours truly,

W. J. Edwards

Wichita, Kans. Apr. 7th, 1900

Mr. Herbert C. Chivers,
St. Louis, Mo.
Dear Sir:-

I have just completed my house and will state that if I were going to build again, would make no changes in plans as prepared by you. Every one who has seen our house, and gone through it, seems to be very much taken with it. We are much pleased with our home. It is entirely different to any around here.

Yours very respectfully,
Walter P. Innes

THE LACKAWANNA MILLS.

SCRANTON, PA

Mr Herbert C. Chivers, Arch't.

Dear Sir. I wish to say that I am much pleased with the building in every respect

I do not believe there is any method of treatment which gives as much room for the size of the foundation as this does and the interior arrangement is most decidedly artistic as well as conveniently arranged with reference to service, entertaining, etc.

There was not one cent of extra work; my contractors said it was the first plan they ever worked from in which they did not find a single mistake.

The building has been admired by many and a local paper spoke of it as the finest home on the Heights, this is praise indeed as the Heights is a new residence flat containing about 200 all new moderate priced homes of about the same cost as mine.

Any further information you may desire is yours for the asking.

Yours most truly
Harris P. Stiles
1015 S. Main Ave

F. D. Bayless C. F. McCoy
BAYLESS & McCOY,
LAWYERS.
Long Distance 'Phone No. 23.

West Union, O., June 1st 1900.

Mr Herbert C Chivers
St Louis Mo

Dear Sir I will say the building is in process of erection now, work having begun on May 1st of this year. I am well pleased with the plan, and when completed will send you a picture of it.

Very Truly
C. F. McCoy

Richard P. McBryde,
Banker,

.....KINMUNDY, ILL., April 13 1900

Mr Herbert C. Chivers
St Louis,
Mo.

Dear Sir,

My residence was Completed last December built from the plans and specifications you drew for me in March 1899. it is equiped with All Modern improvements - such as water works, electric lights &c. We are well pleased with the house and can recommend you to any one who contemplates building. We think our house is a beauty and very convenient. We consider you a first Class architect.

Yours Truly
R. P. McBryde

C. W. Bransford, Pres. J. W. Slaughter, Vice Pres. John Wendling, Cashier

Owensboro Banking Company

Owensboro, Ky., Oct. 10. 1899.

Herbert C. Chivers, Esq.,
St. Louis, Mo.

Dear Sir:-

I am just completing my new residence for which you made plans and specifications, and over which you have exercised a watchful interest during its construction. Your work has been so very satisfactory that had I a hundred houses to build, I would employ you to make plans and specifications for them, and then superintend their construction. My experience with you justifies the advice given me by a practical builder when I first announced my determination to build. Said he: "Get a competent, reliable architect to make your plans and specifications, and superintend the work, and you will be saved hundreds of dollars and a world of annoyance."

Yours truly,

(Dictated)

C. W. Bransford

Hoffmann Heading & Stave Co.

Manufacturers of Circled Tight Barrel Heading.

Dexter, Mo., OCT 21 1899

HERBERT C. CHIVERS, ESQ.,
ST. LOUIS, MO.

DEAR SIR:-

PLANS MADE BY YOU HAVE PROVED SATISFACTORY. THE DESIGN OF THE HOUSE IS NEAT IN APPEARANCE AND COSY. I AM WELL PLEASED.

YOURS TRULY,

M. C. Hoffmann

S. H. CARR,
ATTORNEY AT LAW.
Lands, Loans and Insurance.

Refer to THE NORTHWESTERN BANK.

Ireton, Sioux County, Iowa July. 6. 1898.

Herbert C. Chivers, Esq.,
Saint Louis, Mo.

Dear Sir:- Your inquiry of the 28th came in due time, and I will say in regard to plans, for my house, which you furnished, They could not have pleased us better, and I believe were I to build again I would consult you in every particular, It is economy to have an architects plans and specifications and I like your style and methods of doing business

Yours Very Truly S.H. Carr.

The complete plans have just been received by express. Our builder says you certainly understand your business. H. H. HOARD, Waupun, Wis.

The plans prepared for me were satisfactory. I could have had them prepared in my own draughting room, but I found it of advantage to consult with you. O. A. WILSON, (Chief Engineer C. H. & D. R. R. Co.), Dayton, O.

SHELBY LIME
CAPACITY: 150 BBLS. PER DAY

O'Neal's Lime Works.

ESTABLISHED IN 1880.

Calera, Ala., June 30th, 1898.

Mr, Herbert C. Chivers, Architect,

St. Louis, Mo.

Dear Sir:-

In regard to plans and specifications drawn by you for my dwelling now nearing completion, will say, that same have fully come up to my expectations and I consider it a very good investment for any one desiring to build, to have plans. The house is considered convenient and substantial, and I am very well satisfied

Yours truly,

Ch. O'Neal

---

ovident Savings Life Assurance Societu
NEW YORK.
CHAS. D. BOLIN, Gen'l Agent.
421 OLIVE STREET, ROOM 302.

ST. LOUIS. Nov. 14th, 98.

To all whom it may concern,

It is with pleasure that I recommend Mr. Herbert C. Chivers as a good, allaround business man. As an architect he is at the head of the profession and is so considered among the builders and general contractors of this city.

He is ambitious, sober and eventempered and any statement or contract that he may make will be carried out to the letter.

Yours truly,

Chas. D. Bolin

W. A. KARR, President. J. A. COX, Vice President. F. M. BROCK, Secretary and Treasurer.

Fairfield Lumber Company,

DEALERS IN ALL KINDS OF

Lumber, Lath, Shingles, Sash, Doors, Lime, Cement and Building Material Generally.

TELEPHONE NO. 16.

YARD SOUTH OF B. & O. S-W DEPOT

Fairfield, Ill., 10/5/1900 1900.

Herbert C. Chivers, Esq.,
St. Louis, Mo.

Dear Sir:-

The plans of my residence prepared by you, also those of our Bank building were very satisfactory in all respects. I thank you for the interest taken in my work, and the many useful suggestions offered.

Yours very truly,

J M Green

Centralia Ill. Octob 30th 1900

Mr. Herbert C. Chivers. Architect

I am pleased.

The house is just complete and your plans seemed to be as perfect as could be and worked out allright. Architecturally it has been universally admired and pronounced by many good judges the prettiest house in the county in design and it is thoroughly convenient and comfortable in its arrangement inside.

No single feature of comfort or convenience being lacking.

If I had to build again I do not know of one single change I would make.

If at any time I can secure for you a client for a set of your plans I shall certainly do so.

Very truly

Gottlieb Flury

W. A. BLACK, PRESIDENT.
W. E. KRAUSE, VICE-PRESIDENT.

C. HIRSCHMANN, CASHIER.

3370.

The First National Bank of West Point, Nebraska

Capital $50,000.

West Point, Neb. April 6 1902.

Herbert C. Chivers, Architect
St. Louis, Mo.

Dear Sir,

Replying to your favor of 4th inst. I would say that the plans I obtained from you were very satisfactory.

Very truly

C. Hirschmann,
Ca.

Mr. H. C. Chivers,-

Dear sir:-

The cottage, built from the Baraboo Cottage plan, which we purchased from you in the spring, is completed and we are occupying it. It is most convenient and in every way a charming cottage. We felt that an expression of our appreciation of the correctness of the working plans and specifications was due you, also, everything was all right and we are perfectly satisfied and much pleased with it in every respect.

If we are ever in need of plans, you may be sure that we shall send to you. I am

Yours, very truly
John C. Preston
per B.

489 Cumberland St.,
Portland, Maine.

W. J. STEVENSON,

DEALER IN

Farm Implements.

Lacon, Ill., June 22 1898

Herbert C. Chivers
St Louis Mo

Dear Sir:

Answering your letter of 6/21 would say we have just moved into our new home built from the plans & specification ~~sent~~ we got from you. and think the money invested with you has been the best of the whole transaction, To say we are more than pleased fits it mildly, and it is greatly admired by all.

I think you will understand we are not disappointed.

Yours Truly.
W J Stevenson

I consider your designs prettier than most others.—Albert C. Parker,

S. W. REESE, President. JNO. M. REESE, Vice President. EDW. A. PERKINS, Asst. Cashier.

OLDEST BANK IN SOUTH WESTERN WISCONSIN

The Dodgeville Bank

STATE BANK

CASH CAPITAL $25,000.00. DODGEVILLE, WIS. Nov. 2, 1900.

Mr. Herbert C. Chivers,
St. Louis, Mo.
Dear Sir:-

The plans, specifications and details furnished to my order by you were entirely satisfactory.

Yours very truly,

Enos Rees

T. H. WADE,
Furniture and Undertaking,
S. W. Corner Public Square.

Huntsville, Ala. Aug 1st 1900

Mr Herbert Chivers.
St Louis

Dr Sir
Will send Photo as soon as Church is done.
The Church is very much admired as the plans are altogether new & original we are highly pleased
T. H. Wade

L. A. SCHWARZWAELDER,
BANK AND OFFICE FURNITURE,
HALL SEATING AND CHAIRS.

EXPRESS AND TELEGRAPH STATION,
PHOENICIA, N. Y

NEW YORK OFFICE, 343 BROADWAY.

Chichester, N. Y., April 6th, 1900.

Mr. Herbert C. Chivers,
St. Louis, Mo.
Dear Sir:-

I have completed two houses from the several sets of plans which I had you prepare, and wish to express my satisfaction with your excellent services.

Yours truly,

L. A. Schwarzwaelder

LINDSLEY & KISHPAUGH,

Dealers in

General Hardware, Stoves, Tinware,

Farm Implements and Buggies.

July 13, 1898.

Mr. Herbert C. Chivers.
St. Louis, Mo.
Dear Sir: I am pleased to state that the plans and specifications sent to me, are complete in every detail, and far exceed my highest expectations. I can heartily recommend the plans drawn by you to any who may contemplate building.

Respectfully,
A. F. Kishpaugh

I had no fault to find with your plans. Everything fitted together well. I send photo today.—A. R. Welsh, Enfield, Wis.

OFFICE
Edmond McWilliams
CLERK OF
CLINTON COUNTY
COURT.

Plattsburg, Mo. Oct. 11th 1899.

Herbert C. Chivers, Architect,
St. Louis, Mo.
Dear Sir:

The plans for my cottage, made by you, have given entire satisfaction. I am well pleased with your work.

Very Respectfully,
Ed. W. Turner.

CIRCULATION MORE THAN DOUBLE THAT OF ANY OTHER ST. JOSEPH NEWSPAPER.

BUSINESS DEPARTMENT

C. R. EDGAR, Pres't
N. A. SPRAGUE, Adv. Man.
H. E. PUETTE, Circulation
E. M. SHEPARD, Cashier.

THE ST. JOSEPH DAILY NEWS

Mr H. C. Chivers St. Joseph, Mo. 10/28 1898
St Louis

Dear Sir

Replying to yours of 14th. I did not build, but may some time next summer. Plans give entire satisfaction, all that I have shown them to admire them, what Carpenter I have shown them to say they are accurate and easy to work from.

Yours S. M. Shepard

M. E. CHURCH, SOUTH,
MODESTO, CAL.
REV. R. S. BOYNS, PASTOR.

June 10th, 1898

Mr. H. C. Chivers,

St. Louis, Mo.

Dear Sir:-.

We received plans in good shape, and the church has been built and we are all pleased. Heretofore we have had experience in church plans with Eastern architects, which at first made us skeptical in this case. For a church guaranteed to cost a certain amount, the lowest bid was just double the original estimate.

We feel that you have treated us in a strictly professional and conscientious manner.

Respectfully,

Robert S. Boyns.

J. Norman Jones, Pres't. C. B. Parsons, Supt. Frederic E. Camp, Treas. Dwight A. Jones, Sec'y.

Office St. Joseph Lead Company,

Bryant Building, No. 33 Liberty Street,

Room 25.

Offices
New York,
Bryant Building, 33 Liberty Street.
Bonne Terre,
St. Francois Co., Mo.
St. Louis, Mo.
Laclede Building, 4th and Olive Streets.

New York, July 1st, 1897.

Mr. Herbert C. Chivers,

Wainwright Building,

St. Louis, Mo.

Dear Sir:

At the suggestion of Mr. Robert Sellors of Bonne Terre, I send you the enclosed drawing which we have approved as our elevation for the new dairy station in St. Louis for The Bonne Terre Dairy Co. We are very much gratified with this drawing and with the perspective sketch which you kindly forwarded and look for a picturesque building.

Yours truly,

Dwight A. Jones.

J. T. COOMBS, M.D., Superintendent.
Address correspondence to the Superintendent.

W. L. RAY, M.D., 1st Asst Physician
J. MURRAY WILCOX, M.D., 2nd Asst. Physician.
EMIL THEILMANN, M.D., 3rd Asst. Physician.

W. F. LOYD, Steward.
MRS. M. C. ROBERTS, Matron.
W. O. THOMAS, Treasurer
L. W. SUMMERS Secretary.

State Lunatic Asylum No. 1.

Fulton, Mo., July 17/98

Herbert C. Chivers, Esq.,

St. Louis, Mo.

Dear Sir:-

Replying to your recent letter will state, I am, and my wife also, exceedingly pleased with plans furnished.

Very respectfully,

W. F. Loyd

SELDON HUTCHINSON, President.
A. SUCK, Vice-President.

G. W. PARK, Cashier.
J. B. MORGAN, Ass't Cashier.

Jackson County Bank

Ravenswood, W. Va.

Mr Herbert C Ch

Dear Sir

I enclose clipping from local paper which is a fair sample of the compliments of the people generally.

Yours very truly
G W Park

> ...car which is prominent yet. Mr. G. W. Park has his new residence well on toward completion and he has a home which excites the envy of all who see it. It is a structure combining rare beauty with perfect convenience and located as it is in one of the prettiest portions of town, it is a very desirable residing place.

A. C. DONALDSON & CO.,

DEALERS IN

LUMBER, BUILDING MATERIAL,

PAINT, OIL, VARNISH, ETC.

Edgerton, Ohio. Oct 10 1899

Herbert C. Chivers
St Louis
Mo

We very much like our new house erected from your plans and specifications It is "a thing of beauty" for those who look upon it and a joy for us. One who invests in your judgment, plans and specifications before building will avoid the many disappointments and discouragements usually met in an effort to build a home. Were we to build tomorrow you would be selected as our Architect

Respectfully
B. A. Donaldson
Contractor & Builder
Edgerton Ohio

THOS W SCOTT, President
R D ADAMS, V President
EDWIN E CREBS, Cashier.

FIRST NATIONAL BANK.

Fairfield, Ills, 10--24" 1900

Mr. Herbert C. Chivers,
St. Louis, Mo.
Dear Sir:-

Plans of our new bank are very finely executed. We are pleased with the general design and arrangement.

Yours sincerely,

Edwin E. Crebs

Cashier.

...STOUT'S PHOTOS...

Received highest ratings over all at Missouri Photographer's Exhibition 1894.

Gold Medal at National Exhibition Detroit 1896.

Bronze Medal at National Exhibition Lake Chautauqua, N. Y., 1896.

Gold Medal at Missouri State Exhibition 1897

Bronze Medal Missouri Exhibition 1898.

Silver Medal at Missouri Exhibition 1899.

All kinds of copying and enlarging done.

STOUT'S PICTURES ARE PRIZE WINNERS.

NONE BUT THE BEST MADE.

STOUT'S

Photographic Studio.

Unionville, Mo. 8/25/1900

H. C. Chivers,
St. Louis
Dear Sir:-

We like our new brick residence very much. It is considered the most artistic house in this part of the country.

The art glass window which you personally designed for us, is indeed a work of art.

Yours truly,

Thos Stout

Roslindale July 19/98.

Mr. Herbert C. Chivers.
St. Louis, Mo.

Dear Sir

In regard to your wish about my house, I can say to every one who intends to build, that the plans, &c. for same were to my entire satisfaction.

The house is not only in every detail an artistic building but it is very comfortable and practical

Our local Architect Mr. Geo. Gunner who superintended the building took special care in carrying out the idea after your plans.

Very Respectfully
Chas. G. Wiedemann
15 Wiedemann Ter.
Roslindale
Mass.

A. B. McCANDLESS, President — J. B. GIVEN, Cashier — G. T. McCANDLESS, Asst. Cashr.

THE Citizens Bank of Ponca City

Ponca City, Okla. Oct. 12 1900

Herbert C. Chivers, Esq.,
St. Louis, Mo.
Dear Sir:-

Replying as to how I value your architectural services, will state that I am pleased with the prompt manner in which you answer questions, etc., and expect to do more business with you in the future.

G. T. McCandless.

James Hicks & Son,
GENERAL MERCHANDISE

cheap ... drug store.
Miss Ella Rule has returned from Montfort.
The dwelling of Mr. H. J. Hicks and wife is an object of beauty since the painters have finished painting its exterior.
J. C. Kennedy, Roanoke, Tenn. ... cannot say too much

Linden, Wis. 9/11 190

H. C. Chivers,
St. Louis, Mo.

Dear Sir: I enclose a kodak picture of dwelling built from plans obtained from you. We are pleased with it and have had many people come and admire it from other towns. It is something different in style from anything here. I enclose clipping from the "Southwest Wisconsin" published here.

Yours Truly,
Henry J. Hicks

Wm. T. Kell,
DRUGGIST,
COR. 3rd AVE. AND HIGHLAND ST.
COLUMBUS, O.

Sept. 18 1900

Mr. H. C. Chivers,
St. Louis, Mo.
Dear Sir:-

Since receiving your letter sometime since I have been wasting my time with an "architect-builder" - as they are called, and have found that they want everything and give as little as possible for the price. I have come to the conclusion that the cheapest plan in the long run is to purchase a set of plans and specifications.

Respectfully,

Wm. T. Kell

New York Cash Store,
J. A. ADAMS, Propr.

Boots and Shoes, Hats and Caps, Ladies', Gents' and Children's Furnishings, Tinware, Graniteware, Stationery, Notions, &c.

NORTH YAKIMA, WASHINGTON, Apr 10 1900

Herbert C. Chivers
St Louis Mo
Dear Sir.
Yours of the 4th Recd
inquiries about your Plans
that I used would say that
I am well pleased with
same. we have finished house
and every body says it is
the Prettiest House in
the City.
Yours J. A. Adams

JAS. E. McFARLAND, President. W. S. McGUNNEGLE, Cashier.

Merchants National Bank of Meadville

No. 871

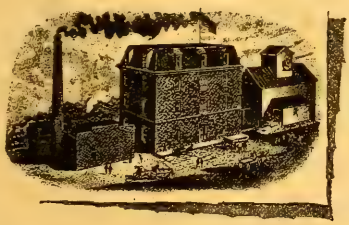
Meadville, Pa. Mar. 24, 1900.

Mr. Herbert C. Chivers,
St. Louis, Mo.
Dear Sir:-

The house for which you prepared plans, suits me exactly. I could not be better pleased. I consider distance no barrier when dealing with an architect of your ability, as you seem to know intuitively what pleases one.

Yours very truly,

W. S. McGunnegle



Junction City, Kans. 10/13/99.

H. C. Chivers,
St. Louis, Mo.
Dear Sir:-

The plans and specifications furnished me by you about a year ago were satisfactory in every respect and I take pleasure in stating to you that I am well pleased with the house in every detail.

Yours respectfully,

F. E. Tyler.

RESIDENT AGENT
HARTFORD FIRE INSURANCE CO.
INCORPORATED 1810
LOSSES PAID $18,000,000.00

Office of
L. M. Cutting,
Insurance.

Jerseyville, Ill. Aug. 10/00

Herbert C. Chivers, Architect,
St. Louis, Mo.

Dear Sir:-

In the August number of the "Woman's Home Companion" of Springfield, Ohio I notice a full-page illustrated article of your authorship describing our new home. I assure you we think we are pardonable in again expressing the satisfaction that our new home gives us.

The fact that we are owner and possessor of the building may have something to do with our feeling, but prejudiced or not, we think it the handsomest structure of its cost in the city.

Wishing you continued success, I remain,

Sincerely yours,
L. M. Cutting

Curtiss & Sons,

DRY GOODS, CARPETS, CLOAKS, ETC.

Painesville, O., July 9th 1898

Mr Herbert C. Chivers

Dear Sir

The plans which you furnished for my house were correct in every way and were entirely satisfactory. To any one who contemplates building I can gladly recommend your work.

Yours Respy-
Geo W. Curtiss

3772.

The Ohio National Bank

J.C THOMPSON, President.
Dr. F. EWING, Vice President.
L.H. KIBBY, Cashier.
C.H. EAST, Asst Cashier.

Lima, O.

June 30th 1899.

Herbert C. Chivers, Esq.,
St. Louis, Mo.

Dear Sir;

Your postal to hand some days since. The plans I received from you were all right and satisfactory and makes a very neat and pretty house. The house was built on my farm some ways in the country. When I think of it, will take Kodak with me and take some pictures of the house. It presents a very pretty exterior.

Yours etc.,

J.C. Thompson

I have completed my house from the plans purchased from you last spring. They worked out very nicely. Every one who sees my house thinks it the most convenient one they were ever in. I thank you for your kind attention in the past and wish you future success, Park F. Yengling, Salem, O. (Second unsolicited testimonial.)

The plans received from you are perfect in every way. In fact I do not see how you can sell them so cheap. Shall call on you for others soon.—Charles Wurt, South Norwalk, Conn.

I am in possession of one of your books to-wit: "Artistic Homes," and am well pleased with the book.—P. M. Beam, Poteau, Ark.

CANADIAN PACIFIC RAILWAY.

MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILWAY—"SOO LINE."
DULUTH, SOUTH SHORE AND ATLANTIC RAILWAY—"THE MARQUETTE ROUTE."
CANADIAN PACIFIC DESPATCH.

TELEPHONE, EXPRESS 333.

W. R. MAC INNES,
GENERAL AGENT FREIGHT DEPARTMENT.
234 LA SALLE STREET (ROOM 208)

CHICAGO, June 28th, 1898.

Herbert C. Chivers, Esq.,
Architect,
Wainwright Bldg.,
St. Louis, Mo.

Dear Sir:-

I received the plans from you all right and am well pleased with them. I could not have been suited any better, in fact, not as well in Chicago. They were first class in every respect ~~and could not have suited me better.~~ I did not have to change them in the least as you had my ideas about the house perfect in every detail, causing me no trouble at all in corresponding with you about all the little things which you seemed to think about without even a suggestion on my part, and which are so important in matters of this kind.

The cost of the house will be within a few dollars of your estimate when built.

Wishing you success in your future undertakings, I am,

Yours very truly

C. F. Smith

Plans, specifications and details of residence are here. I think they are fine. Am well satisfied.—G. W. Buchanan, Chippewa Lake, Ohio.

The plans made by you were all right in design, etc.—W. S. Harman, Joplin, Mo.

PRESIDENT'S OFFICE

Fred Heim Brewing Co.

KANSAS CITY, MO. U. S. A.

Oct. 16th, 1899.

Mr. Herbert C. Chivers,

St. Louis, Mo.

Dear Sir:-

In reply to your favor of the 12th Inst., wish to say the plans of twelve brick houses you furnished us some time ago were satisfactory, and parties who have seen them have pronounced them of very good design.

Respectfully yours,

Joseph J Heim

Belleville, Ill., July 1, 1898.

Mr. Herbert C. Chivers,

St. Louis, Mo.

Dear Sir:-

In regard to the work which you have done for me, will say, that I consider it excellent so far as I am able to judge.

I have not yet used the plans, but expect to erect a residence this fall, and shall follow the plans very closely, as I do not see where they can be improved. I heartily recommend you to any one contemplating building, or wishing professional advise in your line.

Yours truly,

Chas. A. Stookey

Pioneer Drug Store,

C. C. Bliss, Proprietor.

NO. 2 UNION BLOCK.

Delphos, Ohio, June 29th, 1898.

Mr. Herbert C. Chivers,

St. Louis, Mo.

Dear Sir:-

I am pleased to inform you that the plans you furnished me for a residence have worked out perfectly. I am well pleased with your prompt manner of doing business. I most certainly think it pays any one who contemplates building to procure a good set of special plans and specifications before beginning.

Yours respectfully,

C. C. Bliss

Orchard City Bank,
Xenia, Illinois.
JOSEPH E. TULLY, PRESIDENT.
ASHER R. COX, VICE PRES'T.
GEO. W. COX, CASHIER.

Oct. 20th 1899.

Herbert C. Chivers, Architect,
St. Louis, Mo.

Dear Sir:-

Replying to your letter of recent date, would say that the plans which you made for the two business blocks and one residence, were entirely satisfactory. I am especially pleased with the exteriors and consider them the most attractive buildings in this part of the State.

Should I do any building in the future, I will certainly consult with you in regard to the matter.

Yours truly,

Asher R Cox

Clarke & Fisher Location.

8 MINUTES WALK FROM COURT-HOUSE.

We will Build You a House and let You Pay for it by the Month.

Lots $250 to $700.

We Have the Finest Plot of Land in the City of Binghamton

Binghamton, N. Y., June 25, 1898.

Mr. Herbert C. Chivers,

St. Louis, Mo.

Dear Sir:-

Replying to your inquiry as to how we are pleased with with plans, etc., will state, that we are now building the house from the special plans which we ordered of you in March. It will be an exceedingly pretty house for the amount it will cost us, and we are pleased to state that your prompt and courteous manner of doing business has been appreciated.

We expect to build quite a number of houses next season and will secure other plans from you.

Yours respectfully,

Clark & Fisher

OFFICE OF

MODERN NEWS

NINTH YEAR

HE BEST ADVERTISING MEDIUM IN NORTHEASTERN ARKANSAS.

L. D. FREEMAN, EDITOR & PUBLISHER.

Harrisburg, Ark. 5-11-1898.

Herbert C. Chivers,

St. Louis, Mo.

Dear Sir:-

The school house has been completed and is satisfactory in every respect.

The cost of the building was just $59.00 below your estimate.

The members of the school board send you their hearty thanks for furnishing us with such a good building for the money.

Yours respectfully,

L. D. Freeman

Jerseyville, Ill., August 20, 1898.

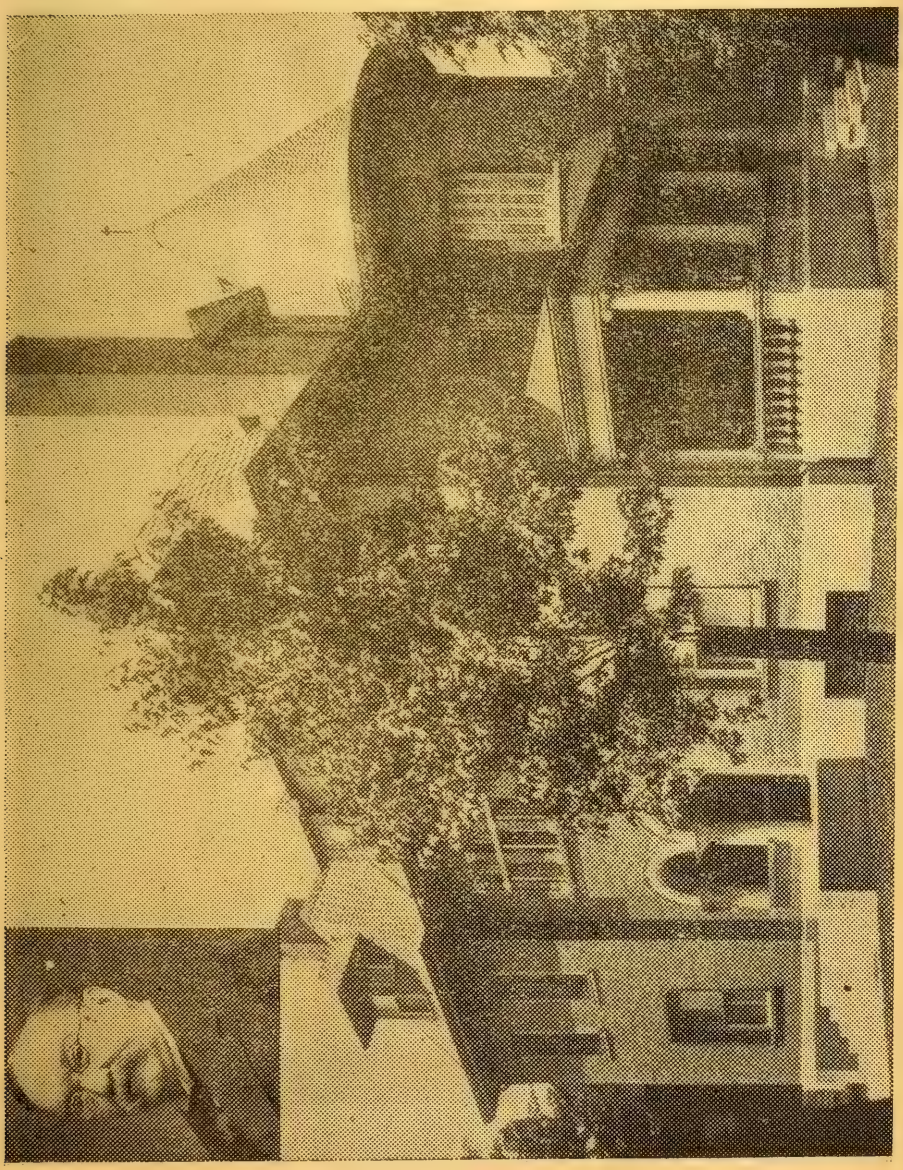
Herbert C. Chivers, Esq., St. Louis, Mo.:

Dear Sir:—Yours containing plans and specifications and details received. I am thoroughly pleased, and regard the plans a work of art.

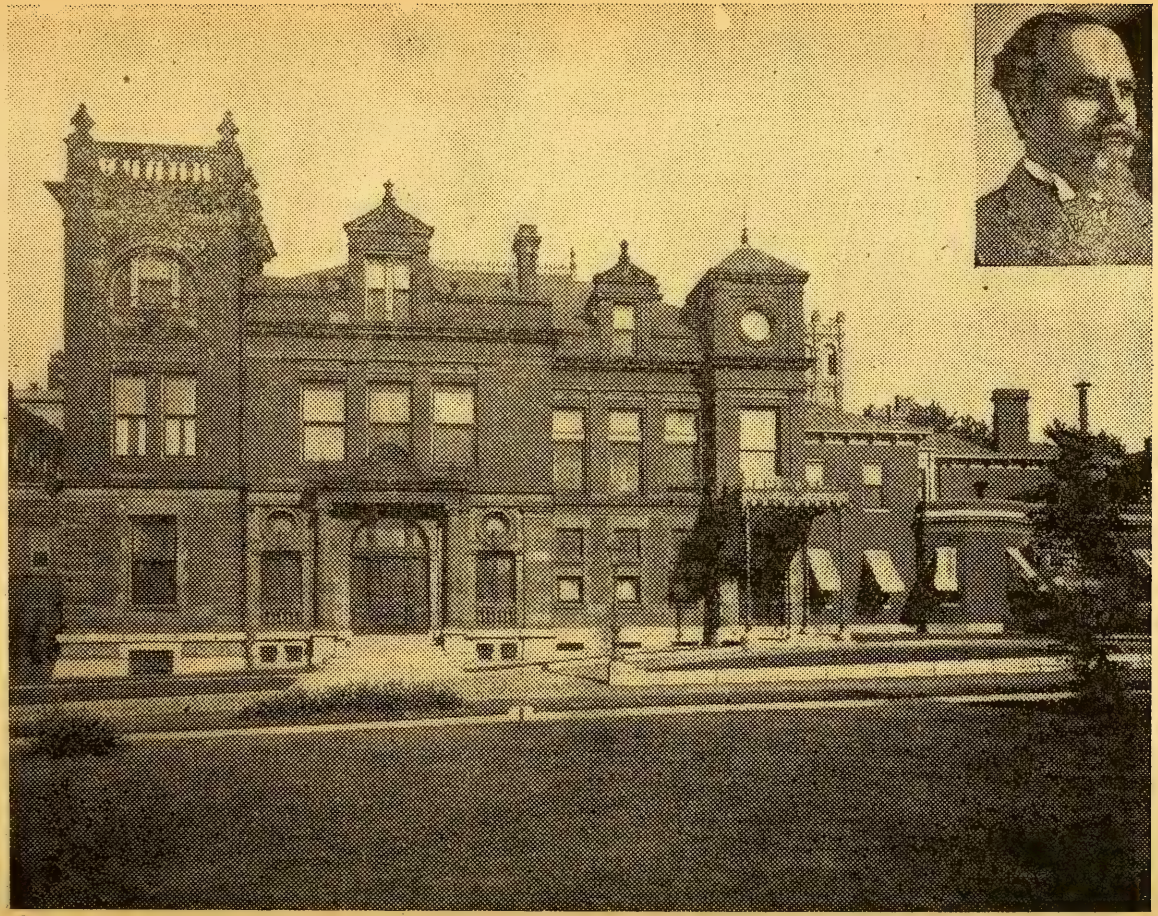
Your specifications are also full, and completely protect the owner from a legal standpoint. Also accept thanks for courtesies extended by way of advice, etc., as to interior finishing. Yours sincerely,

H. W. POGUE, Attorney.

THE following designs give a fair indication of the representative St. Louis home, and were published recently in the St. Louis Globe-Democrat, as some of the best examples of modern residence architecture.



THE HOUSER RESIDENCE.



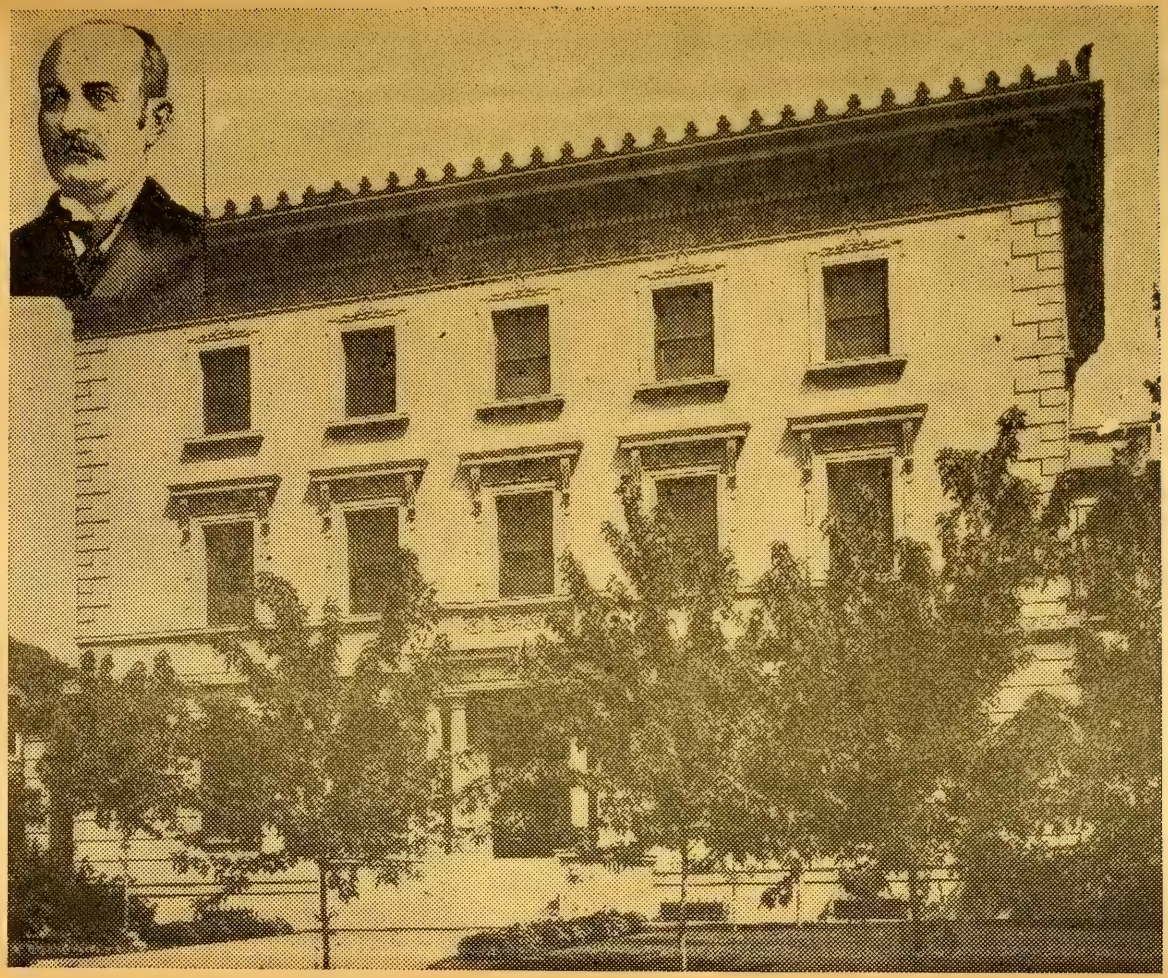
THE BUSCH RESIDENCE.

THE CAMPBELL RESIDENCE.

THE VAN BLARCOM RESIDENCE.

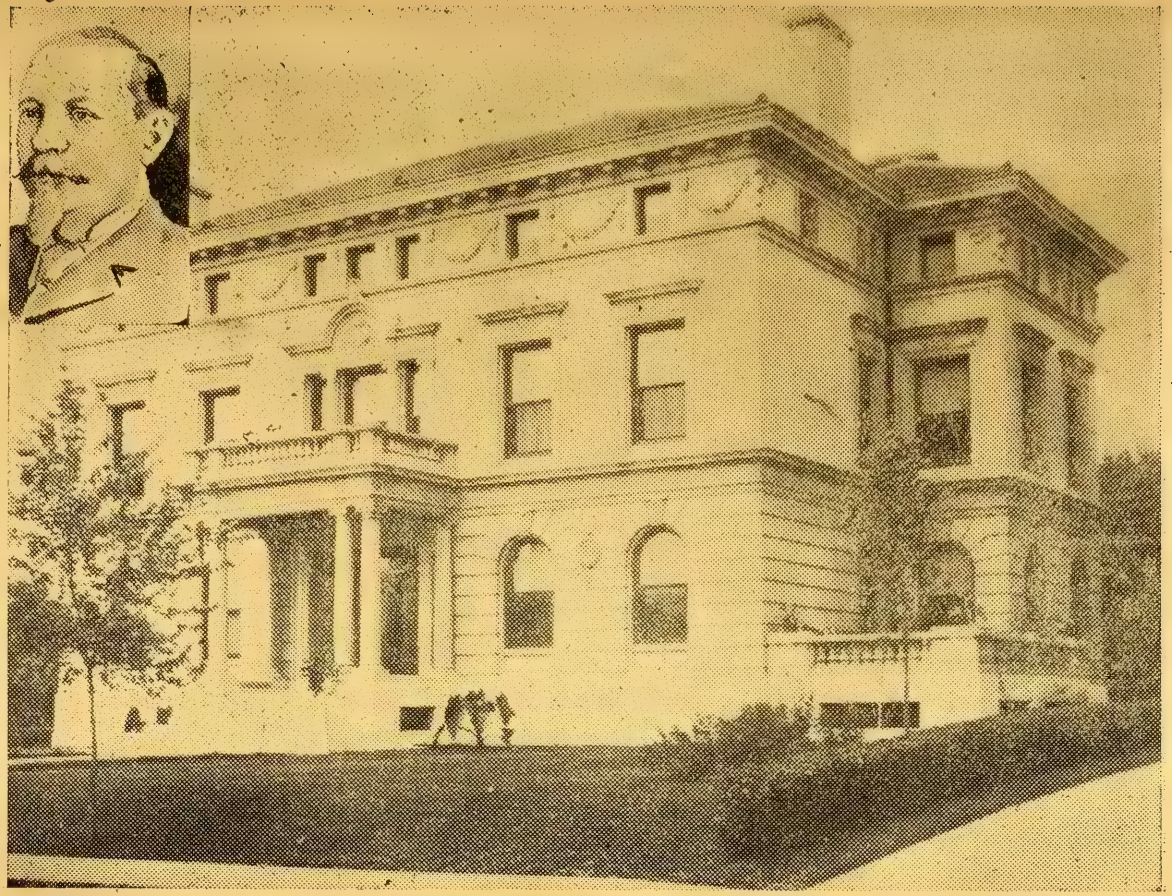
THE SPENCER RESIDENCE.

THE PARKER RESIDENCE.



THE BRIDGE RESIDENCE.

THE BIXBY RESIDENCE.



THE ORTHWEIN RESIDENCE.

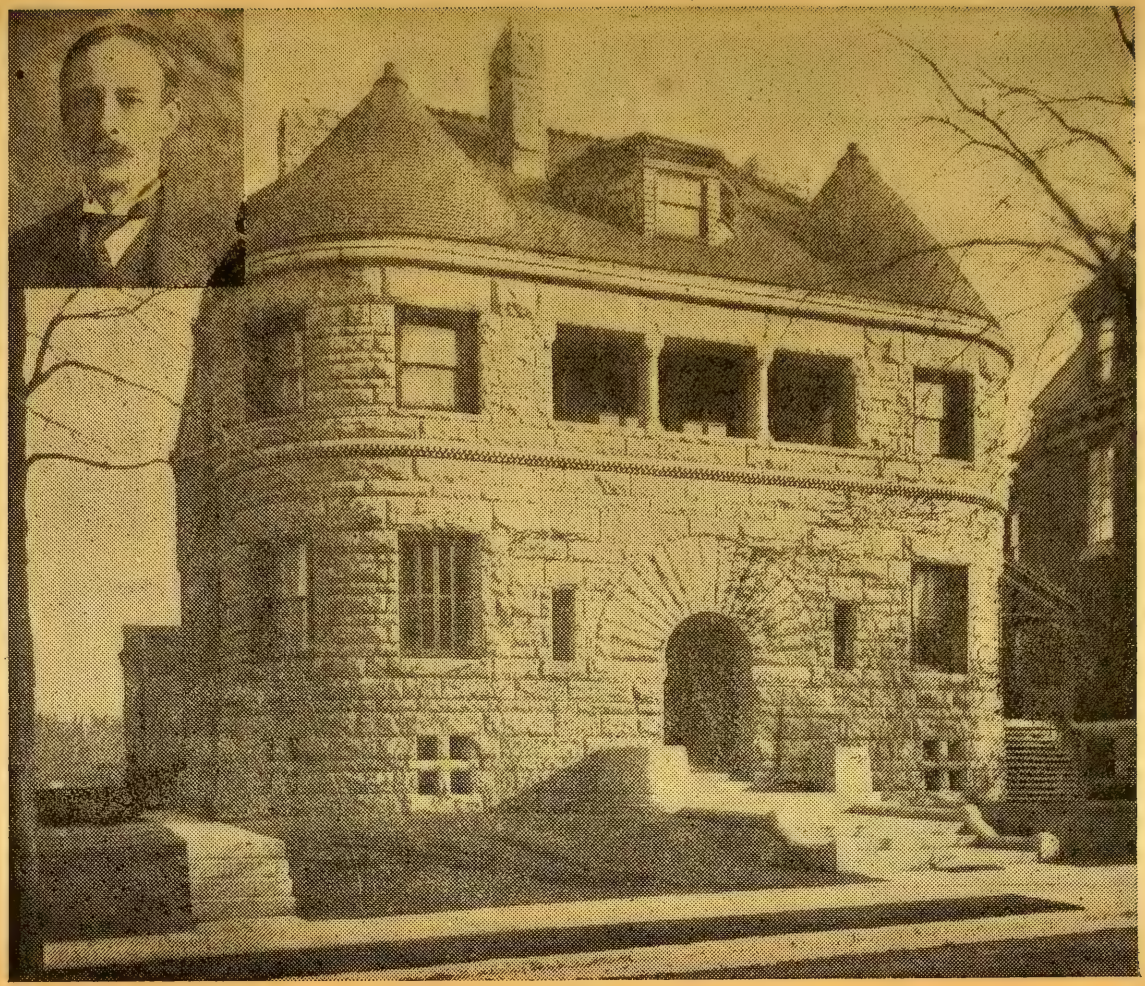
THE DOZIER RESIDENCE.

THE HART RESIDENCE.

THE McMILLAN RESIDENCE.

THE WHITTAKER RESIDENCE.

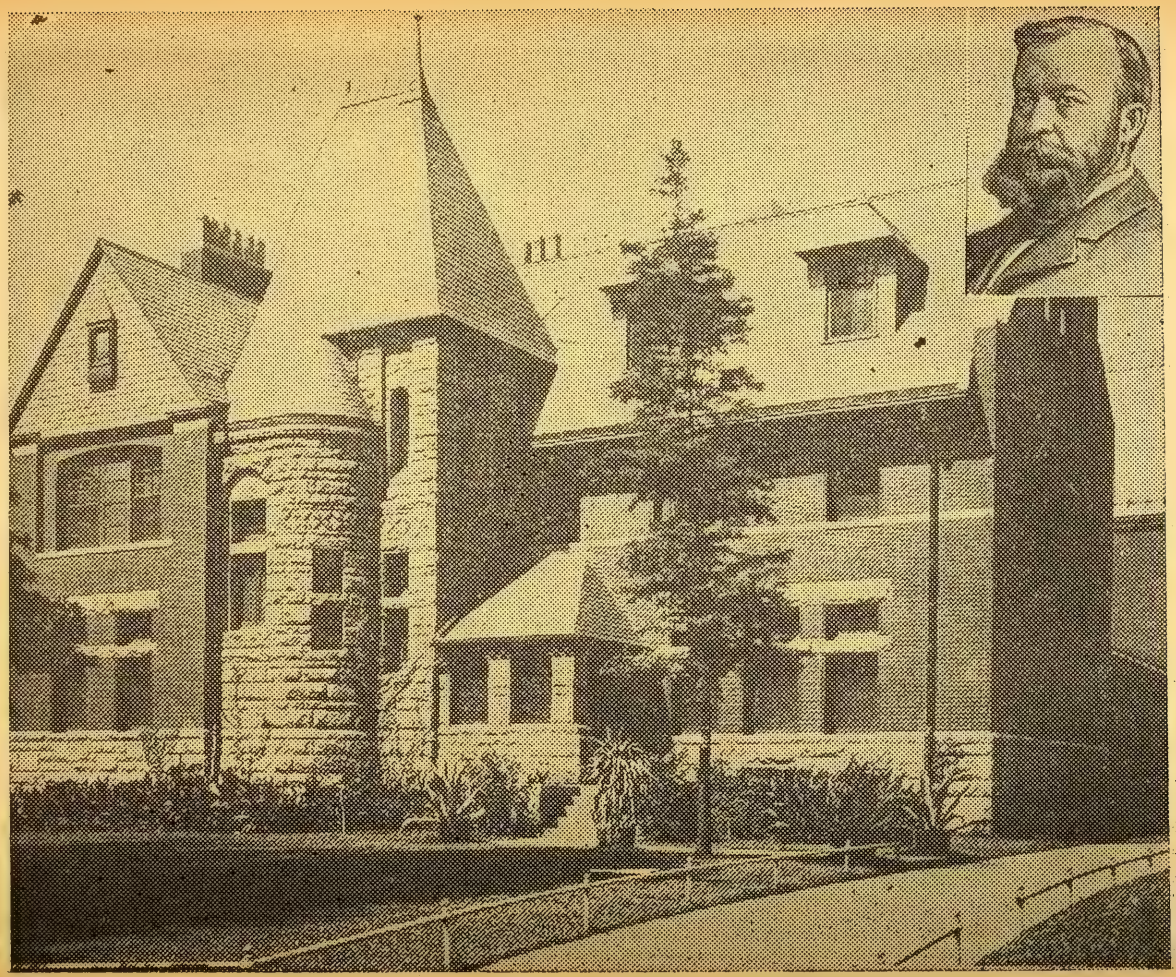
THE PIERCE RESIDENCE.



THE LIONBERGER RESIDENCE.

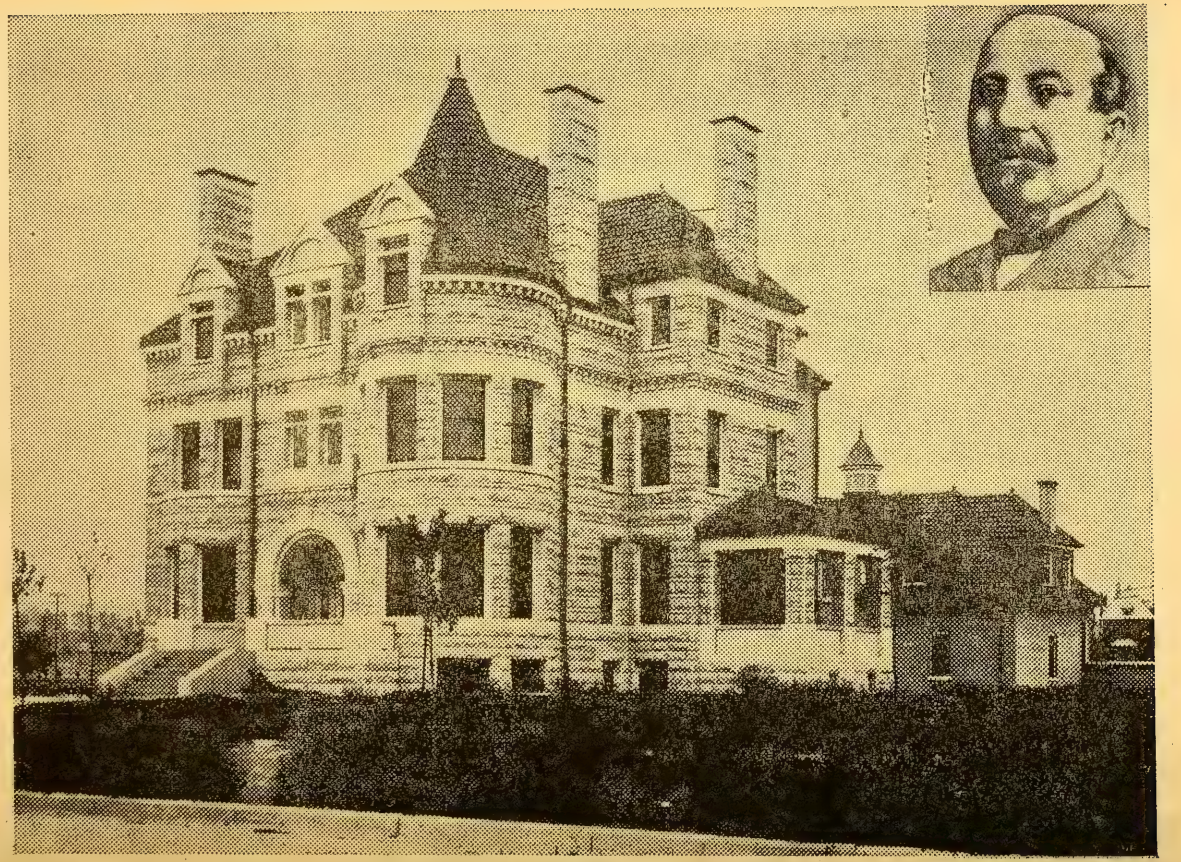
THE CARROLL RESIDENCE.

THE KENNARD RESIDENCE.



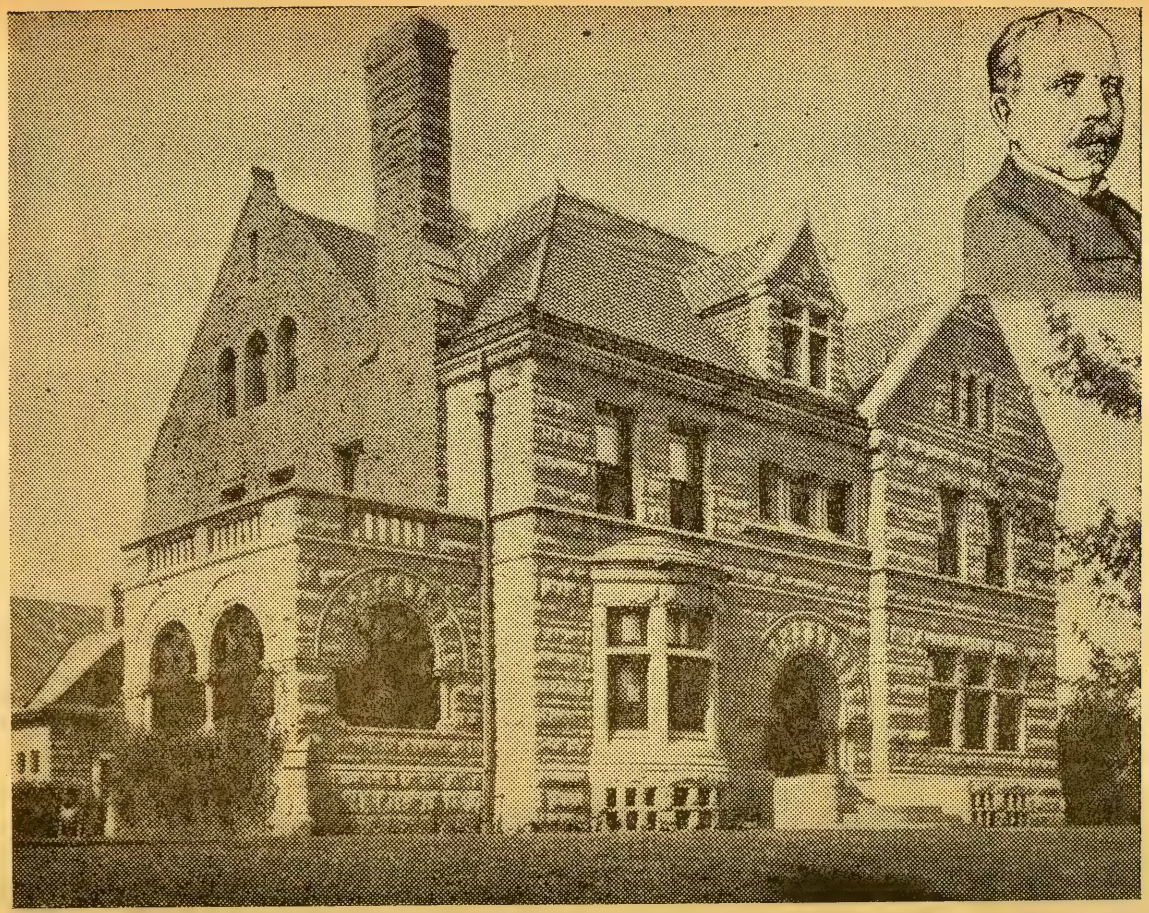
THE McLURE RESIDENCE.

THE BROWN RESIDENCE.



THE GOLDMAN RESIDENCE.

THE CARPENTER RESIDENCE.



THE BROWN RESIDENCE.

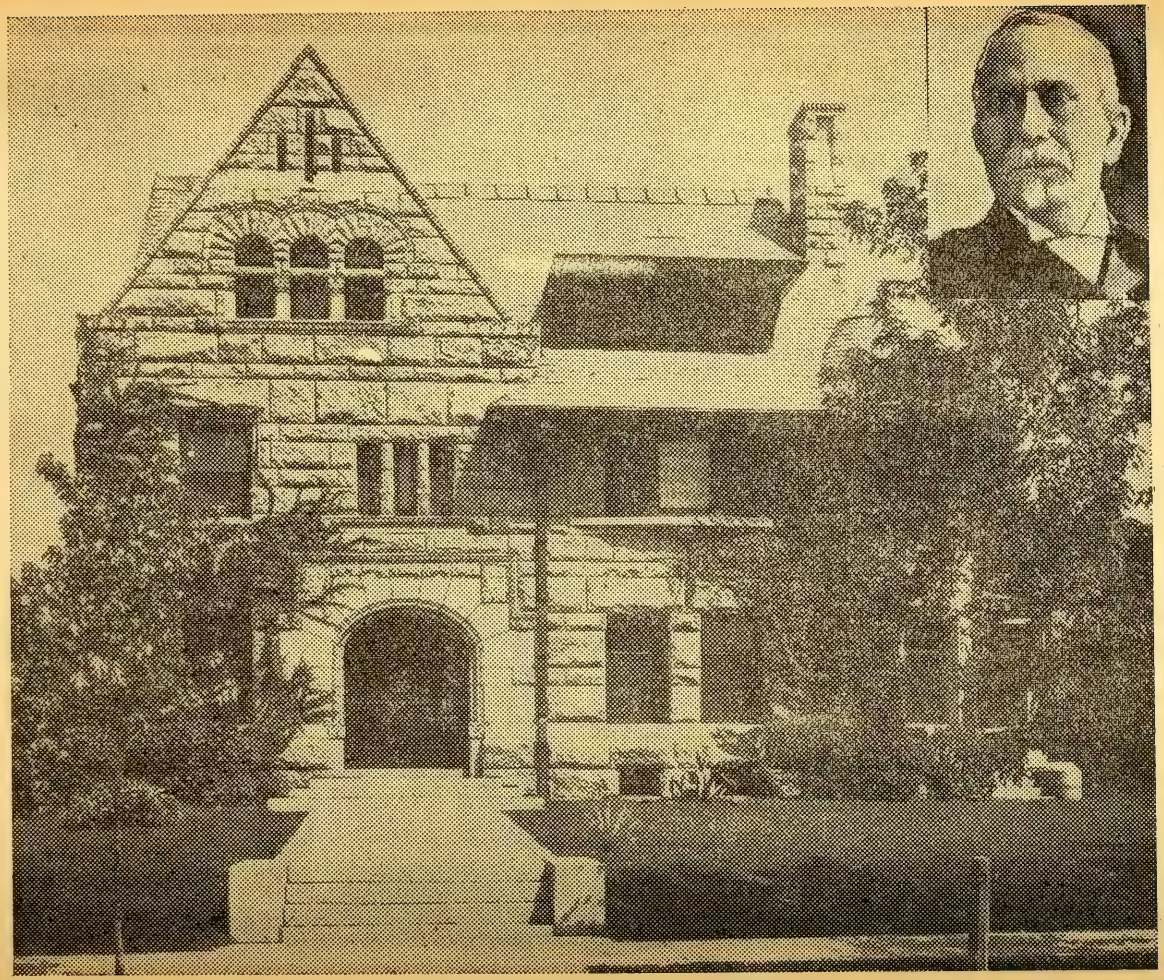
THE CUPPLES RESIDENCE.

THE STIX RESIDENCE.

THE FERGUSON RESIDENCE.

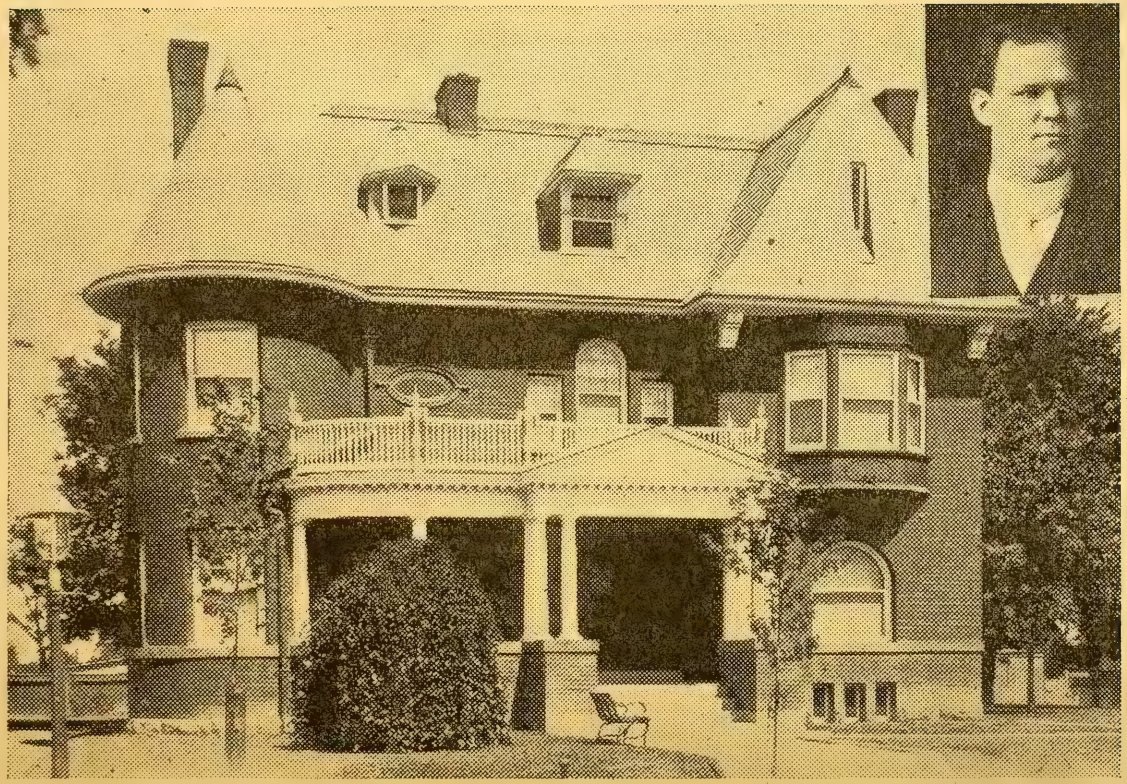
THE TURNER RESIDENCE.

THE WADE RESIDENCE.

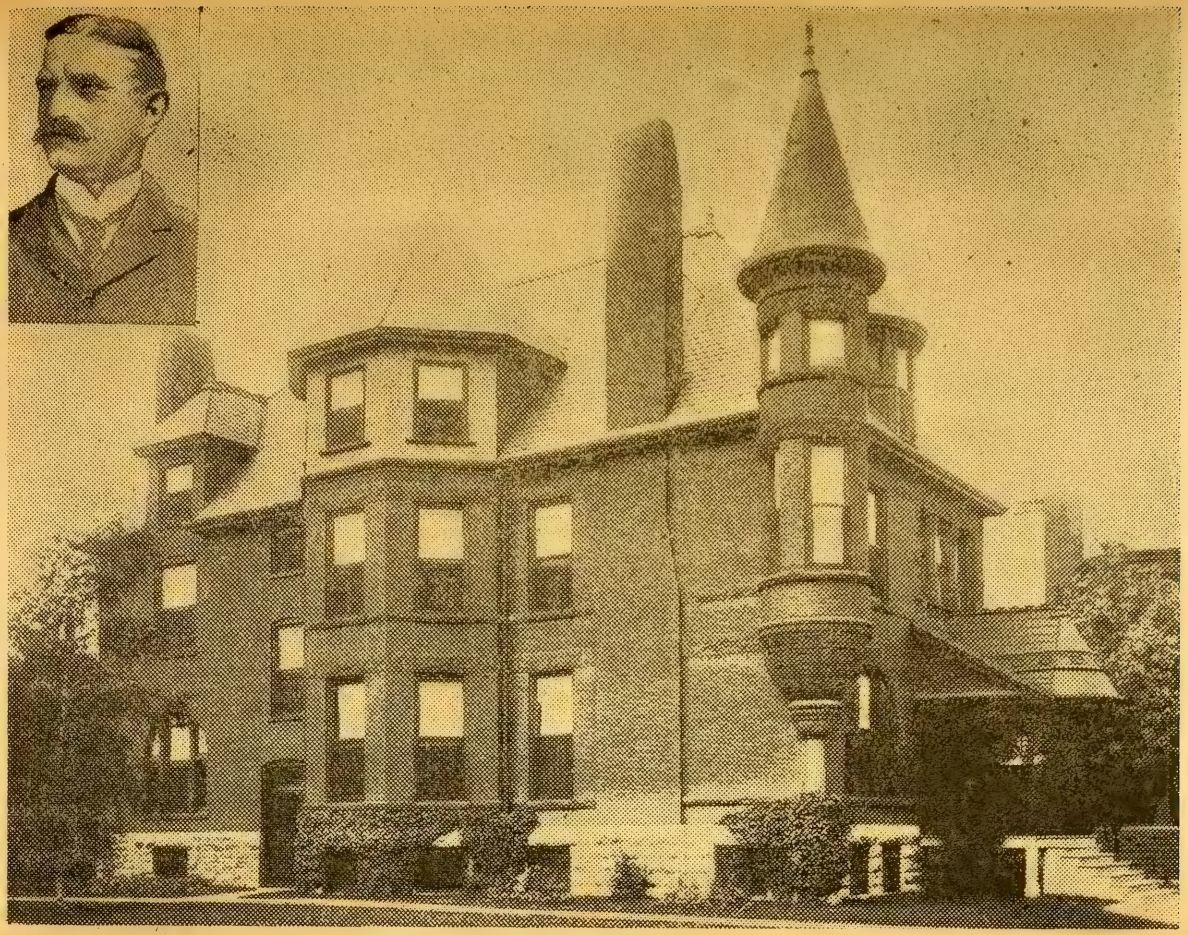


THE HUSE RESIDENCE.

THE ADAMS RESIDENCE.



THE WOERHEIDE RESIDENCE.



THE WELLS RESIDENCE.

THE RAMSEY RESIDENCE.

THE WILKINSON RESIDENCE.

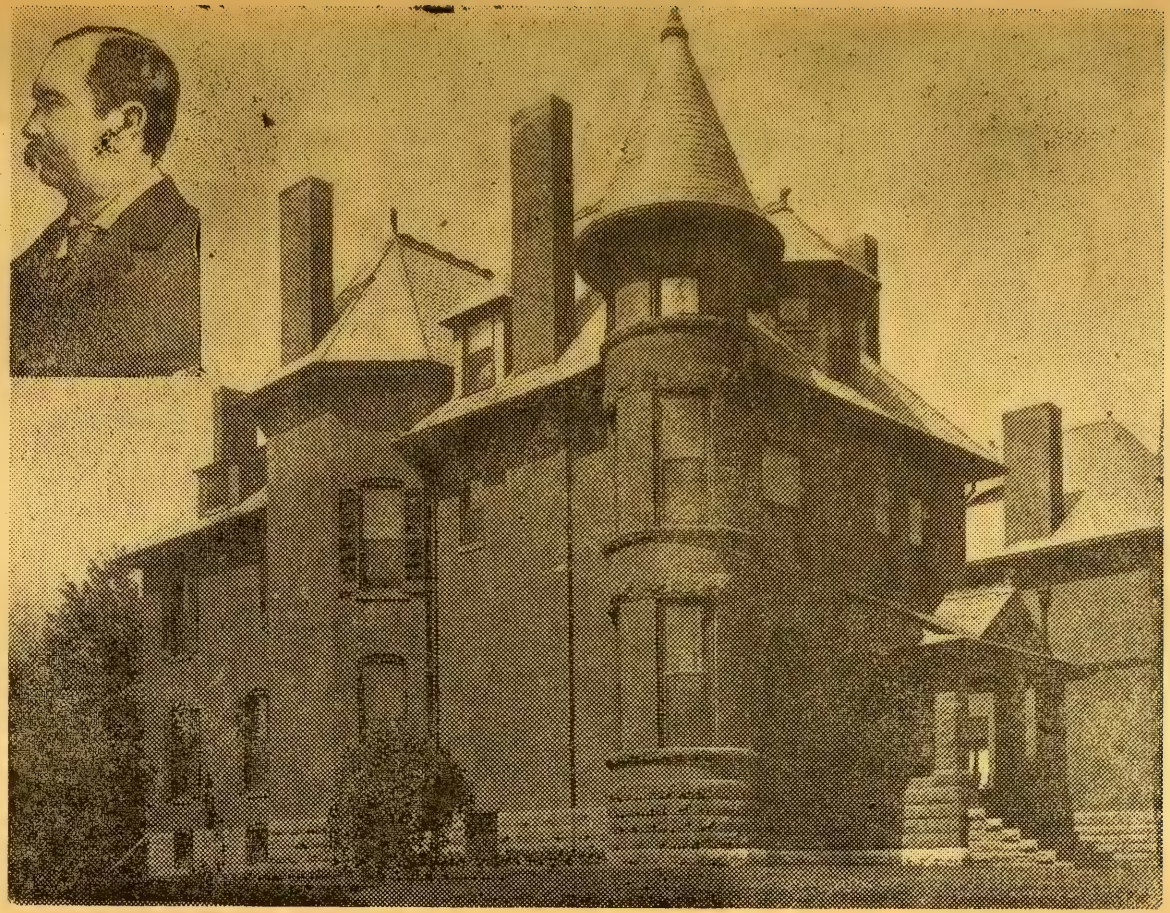
THE SIMMONS RESIDENCE.

THE MERMOD RESIDENCE.

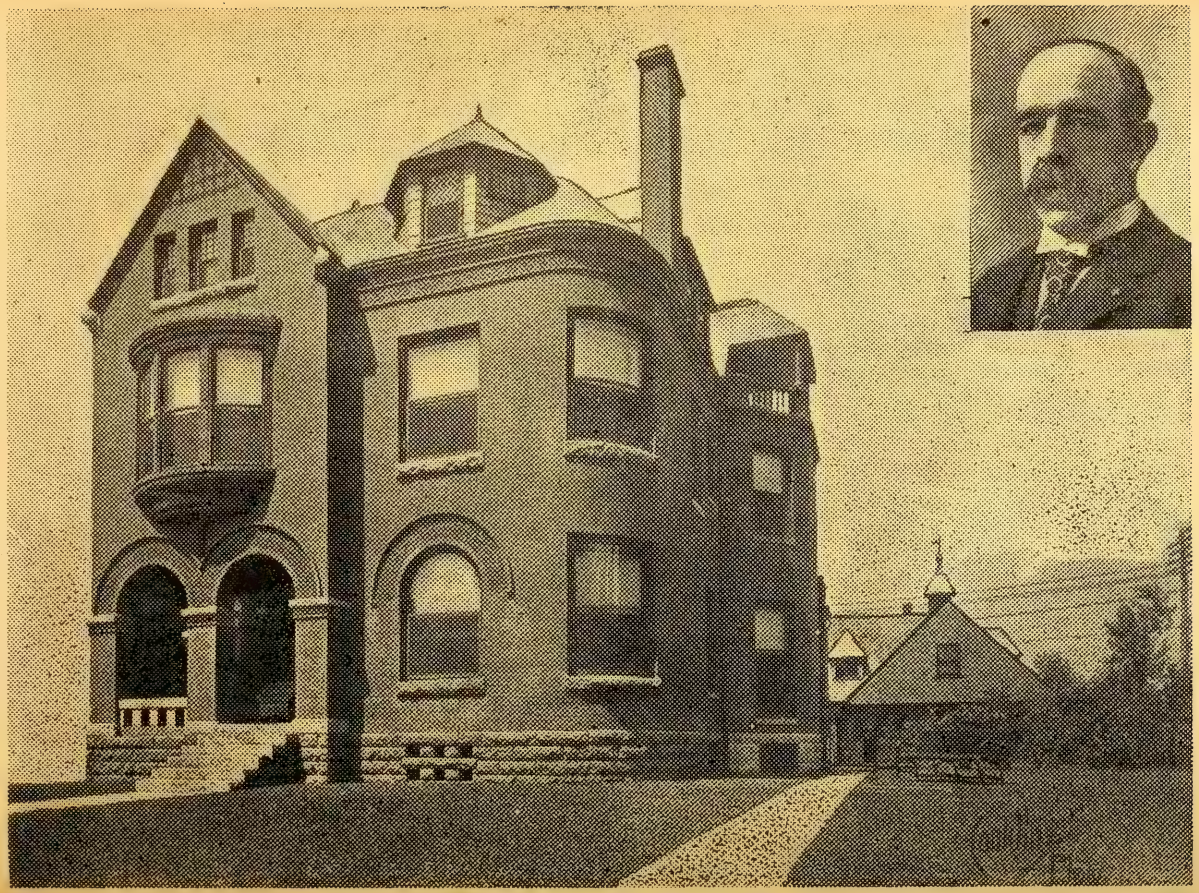
THE BOLLMAN RESIDENCE.

THE GRAHAM RESIDENCE.

THE GARRISON RESIDENCE,



THE YOAKUM RESIDENCE.



THE SAMPSON RESIDENCE.

THE GEHNER RESIDENCE.

THE SCHROERS RESIDENCE.

THE SCULLIN RESIDENCE.

N. & G. TAYLOR CO.

MAKE THE

Taylor "OLD STYLE"

BRAND ROOFING TIN THEMSELVES

From the raw materials to the finished product throughout. They therefore know exactly what enters into its manufacture. Dealers selling "private brands" have their plates made for them, and therefore do not know what materials are used.

ONLY A MANUFACTURER KNOWS THAT.

OUR NAME AS MANUFACTURER IS STAMPED ON EVERY SHEET.

SEE THAT YOU GET THE GENUINE.

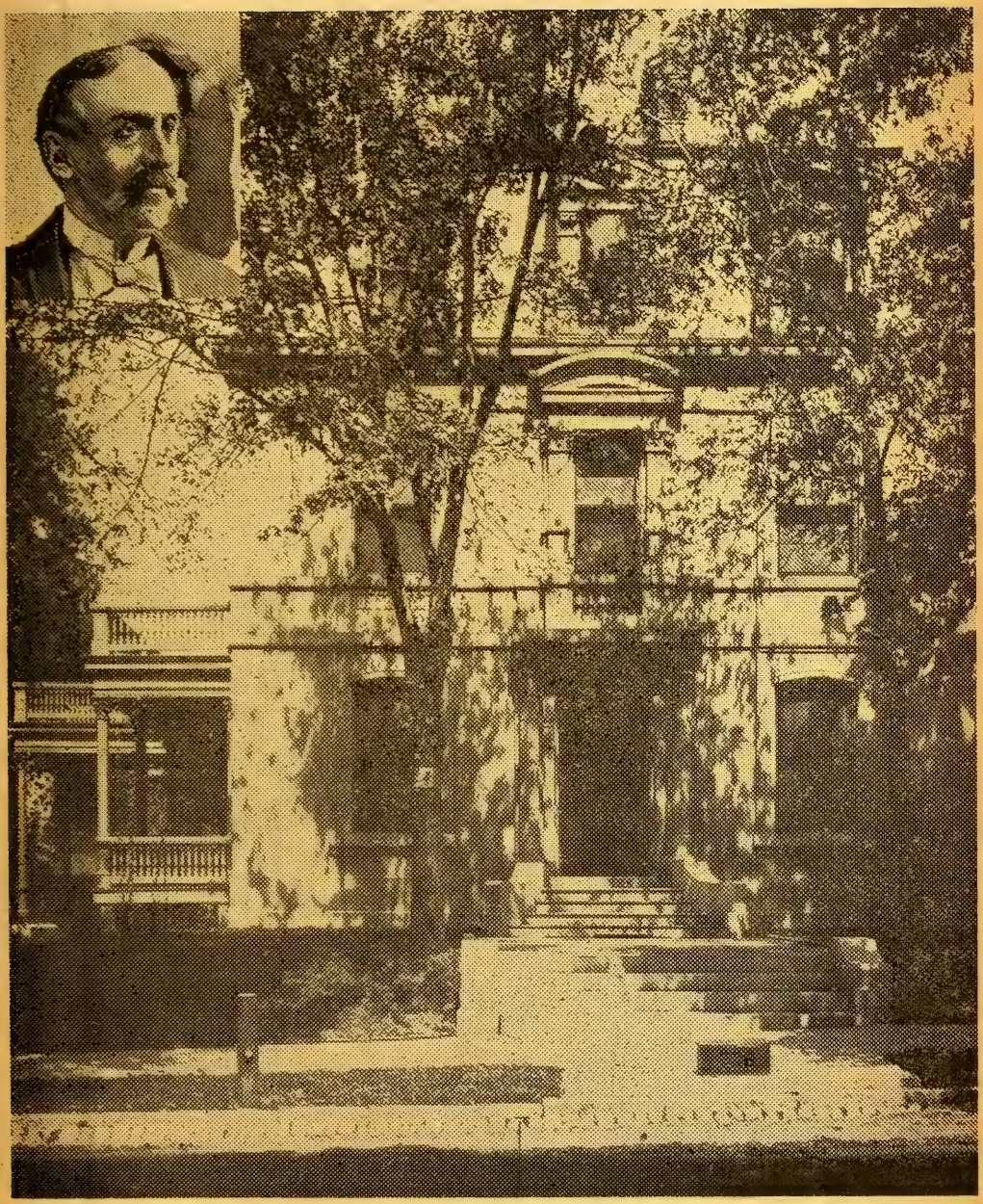
N. & G. TAYLOR & CO.,

Sole Manufacturers,

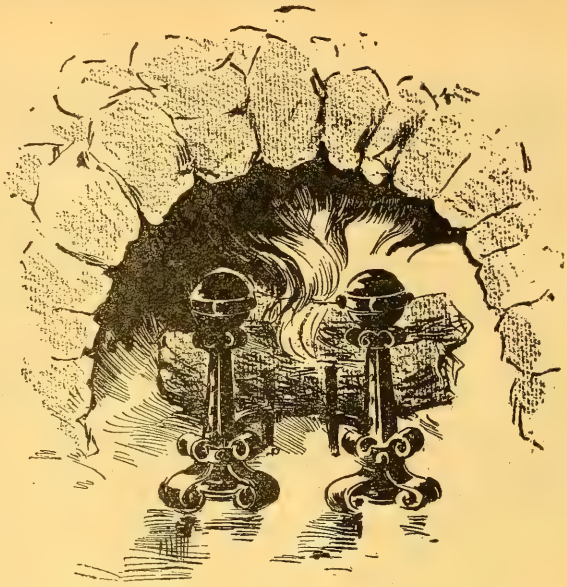
ESTABLISHED 1810. PHILADELPHIA.

Stocks Carried in Warehouses:

ST. LOUIS, KANSAS CITY, CHICAGO, DENVER, NEW ORLEANS, OMAHA, MILWAUKEE,



THE GREEN RESIDENCE.



If you have a fireplace you can secure four times the usual amount of heat by using a

JACKSON VENTILATING GRATE.

These grates each heat two or more rooms on one or different floors in severest weather, and they will heat an entire residence with two-thirds the fuel of a furnace. Even if you have a cellar heater, a Ventilating Grate is a comfort and economy for Spring and Fall—as at these seasons one will heat the entire house.

If you have no fireplace you can secure the effect of the ordinary grate by the use of a

MAYFLOWER OPEN FRANKLIN.

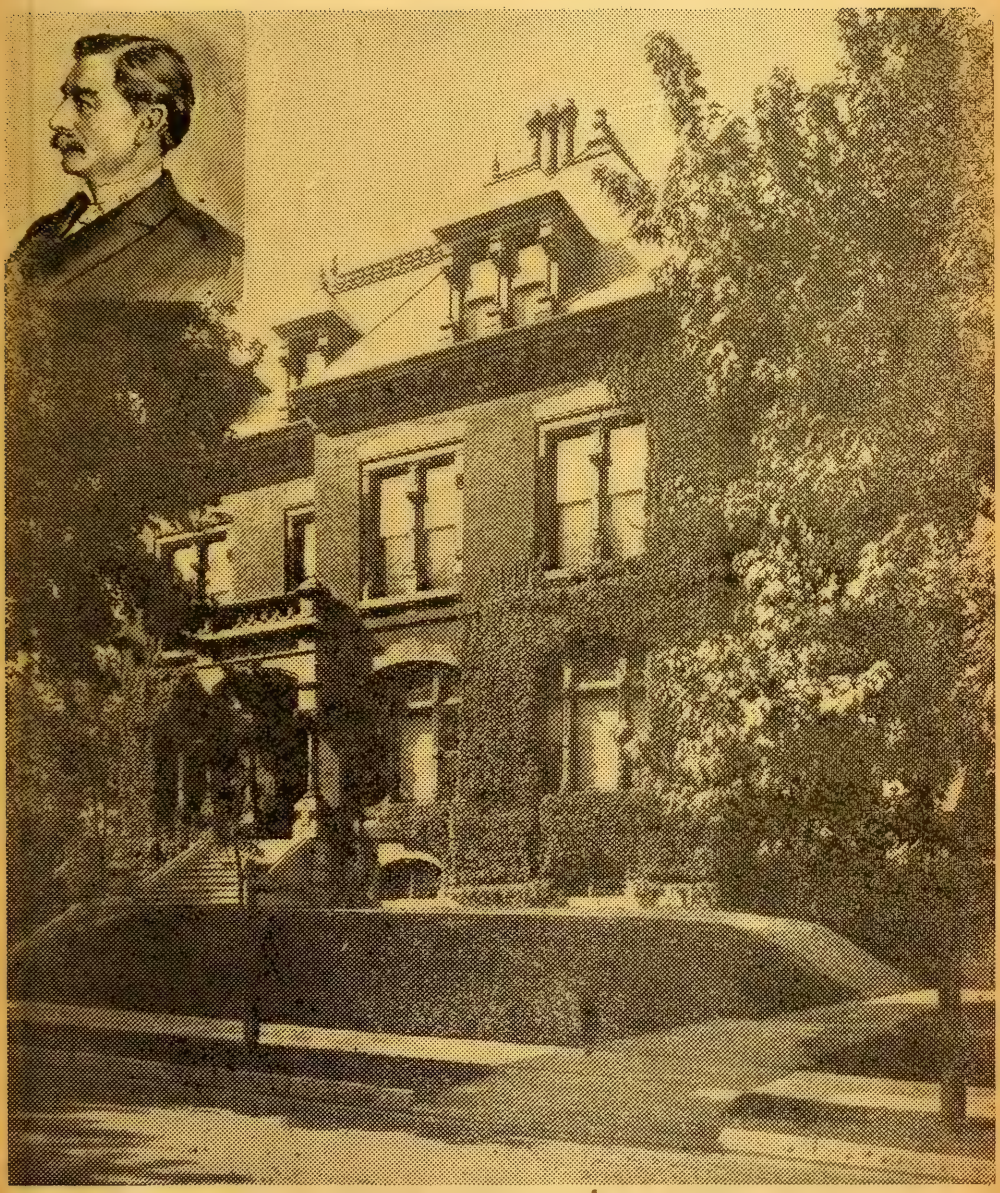
These Franklins are direct copies of old Colonials, and are handsomely finished with brass ornaments. Many people use them in preference to the ordinary open fireplace.

MANTLES, TILES, ANDIRONS, SCREENS, ETC. We manufacture, import and sell every good kind of a fireplace fixture and can give lowest prices.

Catalogue L shows the Ventilating Grate. Send for this and catalogues of whatever other fireplace fixtures you wish.

EDWIN A. JACKSON & BRO.,

50 Beekman Street, New York.



THE MALLINCKRODT RESIDENCE.

Home, Sweet Home

You have toiled through years of anxiety and hope, and, at last, after patient waiting and close economy you have saved up a goodly sum and the plans are ready for a cozy cottage or a more pretentious dwelling, "A Home," the dearest spot on earth.

You determined a long time ago when this time came that in some certain things at least you would ignore economy and indulge in a few luxuries. A **HOME IS A HOME,—WHERE YOU LIVE,—THE BEST PART OF YOUR LIFE**, where **ASSOCIATIONS ARE FORMED AND MEMORIES CLING** through the widening years and sometimes pass into history, **SWEET WITH REMINISENCES** of the past.

Perhaps you never thought of **PAINT**. So many more things more necessary and more important—and yet—the wrong paint may spoil it all. There's so little difference in the sum total of painting a house, that you can't afford to **QUIBBLE** about a few cents a gallon, besides it takes a less quantity of a strictly pure article and the cost often sums up no more in the end. The **Horse Shoe Brand** is of highest excellence, with an excess of Zinc White—(that finest of all pigments)—combined with White Lead, Pure Linseed Oil, and the necessary Color and Drier. Guaranteed and sold subject to chemical analysis.

Don't run any risk about it. Get the best and avoid regrets. You're safe with the Horse Shoe Brand.

MOUND CITY PAINT AND COLOR CO.,

MFRS. OF HIGH GRADE PAINTS, VARNISHES AND LINSEED OIL

ST. LOUIS, U. S. A.

NORRIS B. GREGG, Pres. WM. H. GREGG, JR., Vice Pres. E. H. DYER, Secy.

BEST'S KEENE'S CEMENT.

Perfect Material for Plain Plastering and Ornamental Work

The most economical for Wainscoting Halls, Stairways, Kitchens, Bath and Toilet rooms. Any plasterer can apply it. May be laid off in beautiful imitation tile wainscots and finished with our Rinald Bros Porcelain Enamel, a liquid glazing, giving it the appearance of glazed tile at ABOUT ONE-THIRD THE COST and making it IMPERVIOUS TO MOISTURE, DISEASE GERMS and INSECTS

In hospitals and public buildings this class of work is especially valuable as it ABOLISHES ALL JOINTS and attains the highest degree of SANITARY FINISH.

Write for sample and printed matter.

Southwestern Distributing Agents for

ATLAS PORTLAND CEMENT, the Highest Grade of American Portland

Sole Agent

HUNKINS-WILLIS LIME AND CEMENT CO.

ST. LOUIS, MO.

THE RICE RESIDENCE.

THE DAVID B. CROCKETT CO.

MANUFACTURERS OF FINE VARNISH

Bridgeport, Conn., U. S. A.

Leaders in Our Line

During 30 Years Past

Liquid Pigment Filler — For Inside or Outside Work. Superior to Shellac for undercoatings. Permanency far greater. Cost about one-fourth.

No. 1 Preservative — The best interior varnish for its purposes and price that brains and experience can produce. Less liable to scratch than any finish known. It is not effected by contact with chemical gases, steam or washing in hot or cold water and soap. For finishing Hospitals, Dwellings, School Houses, Floors, Piazzas, Ceilings, Stables, Pantries, Libraries, etc., interior work on Steamships, Yachts, and vessels of all kinds. Can be rubbed and polished or left with an egg shell gloss.

Spar Composition — Composed of the best materials purchaseable, is the most durable, the best known and has the largest sale of any Marine Varnish manufactured. Positively salt and fresh water-proof, is invaluable for Exterior Marine Work of any kind, particularly adapted for Spars of Steamships, Yachts, and Canoes. Also a finish for Decks, Outside Doors, Piazza Floors, Store Fronts, etc. It will not crack, turn white or blister.

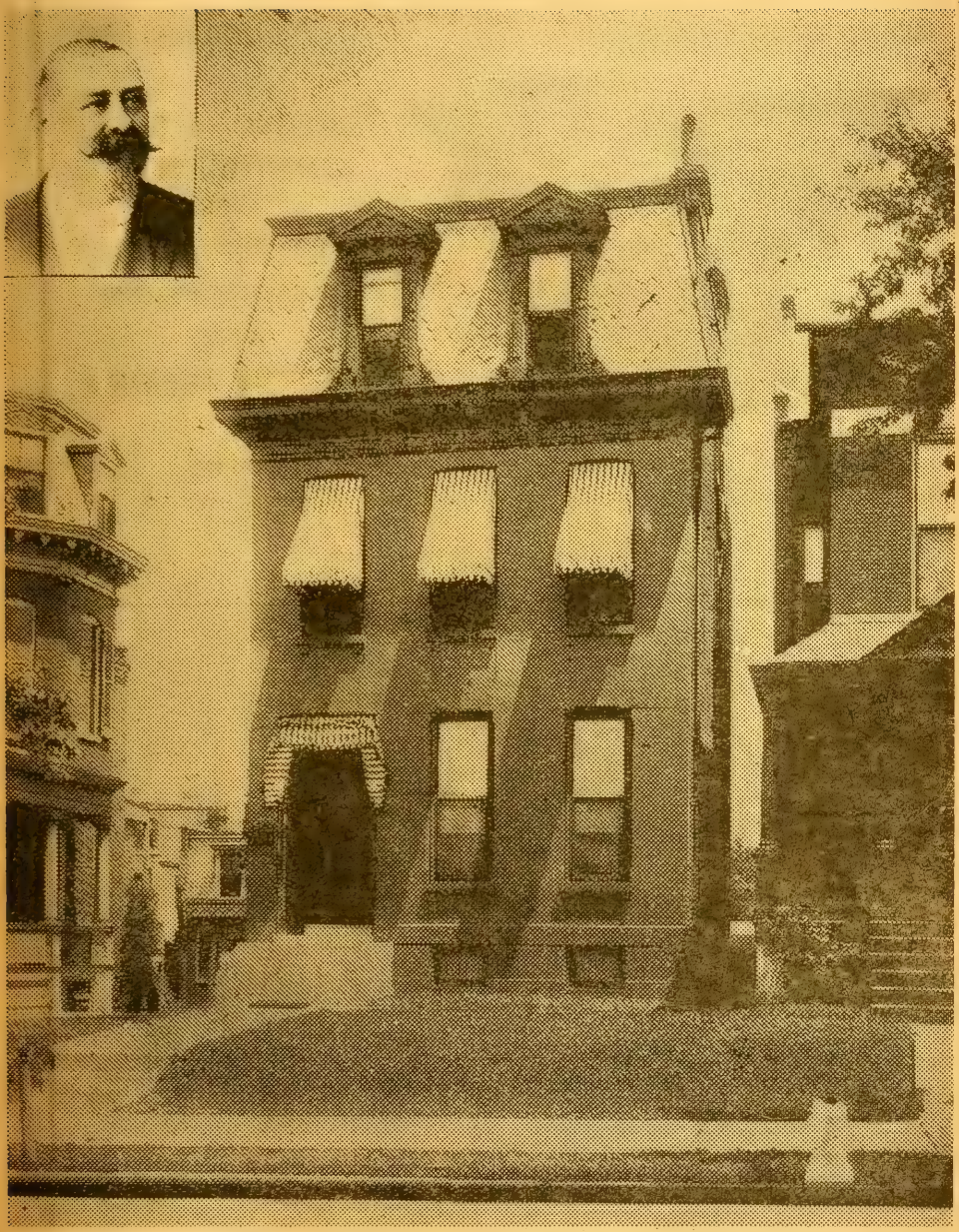
Pale Hard Oil Finish — The commendation and sale of this article has proved it to be superior to any in the market. For all interior work (except flooors, bath rooms and stables, for which use Bath Room Finish No. 1, Preservative or Wateproof Floor Finish). Will rub and polish or can be left with an egg-shell gloss. Can be relied upon to give full satisfaction when a cheap, easy flowing varnish is required.

Waterproof Floor Finish — For Interior Floors, Laundries, Wash Rooms, Oil Cloth Linoleums or where a varnish is required that can be frequently washed with hot or cold water and soap without injury, and will resist the action of steam and ammoniac gases One coat applied to a new oil cloth or linoleum will double its durability Can be rubbed and left with an egg shell gloss, which is superior to wax finishing and costs less.

Send for our Architectual Hand Book, giving full directions and particulars Free..... .....

Samuel Swan, President. W. D. Lent, Vice P. Chas. F. Towner, Secy & Treas

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



THE KINGSLAND RESIDENCE.

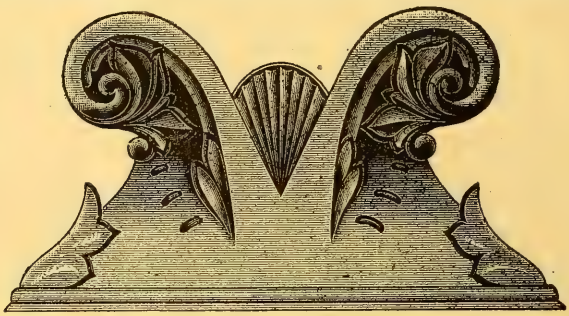
ARTISTIC HOMES

FRANK A. SEIFERT,

2646-2652 CHESTNUT ST. ST. LOUIS, MO.

PLASTIC RELIEF ORNAMENTS IN PLASTER, STAFF, COMPOSITION AND CARTON PIEPRE.

The most extensive and artistic catalogue on Capitals and Brackets ever issued in the United States, mailed upon application to old customers, or upon receipt of $2.00 to new customers, which amount will be refunded with first order amounting to $15.00.



FINIALS, CRESTING, RIDGING,

SKYLIGHTS AND AWNINGS.

All kinds special sheet metal work for buildings.

E. E. SOUTHER IRON CO.

2206 N. 2D ST., ST. LOUIS, MO.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

THE LEMP RESIDENCE.

For **multiplication** the Comptometer is four times as rapid, and for **addition** twice as rapid as the most expert mental computer.

In hundreds of Railroad and Insurance Offices it is saving the salary of several clerks for each Comptometer in service, and accounts are being kept which it would not pay to keep if the computation had to be done mentally.

Used by Accountants and Engineers in all lines of business.

In the United States Navy Department over 85 Comptometers are used on Engineering Computation.

Nearly one thousand manufacturing and commercial firms after buying one Comptometer have ordered a **second** one, and scores have purchased and use in their accounting rooms from 10 to 25 **each.**

It insures accuracy. No lever to operate; simply touching the keys does it all. Simple, light, compact and durable. Many thousands in use.

Write for full description and sixty day's trial offer.

Felt & Tarrant Mfg. Co., **52 to 56 Illinois Street, Chicago.**

LIBBY & WILLIAMS PAPER CO.

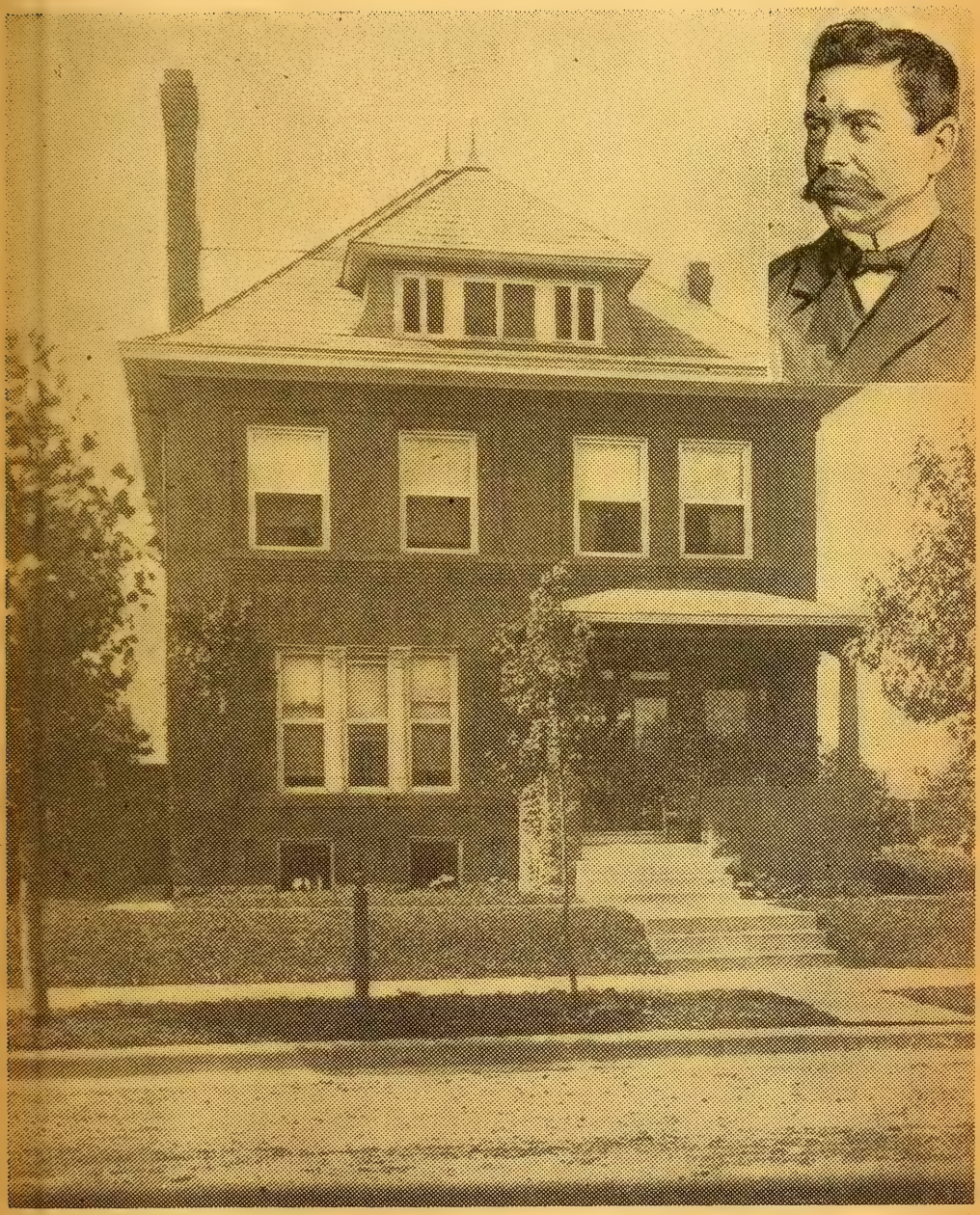
419-421 SECOND ST., - - ST. LOUIS, MO.

—WORLD'S FAIR WHITE ROPE SHEATHNG—

—FAMOUS TRINIDAD ASPHALT ROOF AND IRON PAINT—

We have in stock all kinds of Building Paper, Two and Three-Ply Prepared Roofing, Tarred Felt, Florian Fire-Proof Deadening Felt, Asbestos Sheathing and Mill Board, Roofing Ritch, Coal Tar and Asphalt Roof Coating. Send for samples.

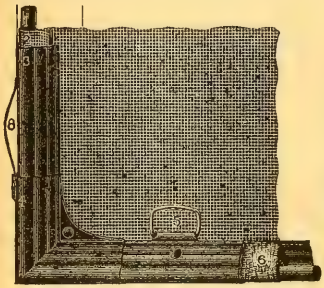
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



THE HUTTIG RESIDENCE.

THE "HIGGIN"
Metal Frame Window Screen

Does Not Shrink, Swell, Warp, or Twist!



CORNER SECTION OF SCREEN

Made entirely of Metal.
Always in Perfect Working Order.
Is Neat, Light, Strong, Ornamental.
Easily Removed from Window, and Replaced
Allows for Either Top or Bottom Ventilation.

Send for catalogue giving full description and showing half-tone cuts of some residences we have screened together with letters from the owners.

Missouri State Agent,
McREE GREEN
46 DeMenil Building, St. Louis, Mo.

Made only by
THE HIGGIN MANUFACTURING CO.,
Washington and Madison Aves. NEWPORT, KY.

NO HOME IS COMPLETE WIHOUT MUSIC

THOS. A. EDISON'S HOME PHONOGRAPH is the greatest entertainer the the world has ever known.

And with MR. EDISON'S new process MOULDED records, the re-production of both vocal and instrumental music is so true to life that it is impossible to distinguish them from the original.

(We are the exclusive agents for all of Mr. Edison's products.)

We also carry a complete line of the well known Symphonium Music Boxes.

Our Piano department is the most complete in the city, in which we carry all the leading makes including the EMERSON, FOSTER, HAIMES, WESER BROS. and many others.

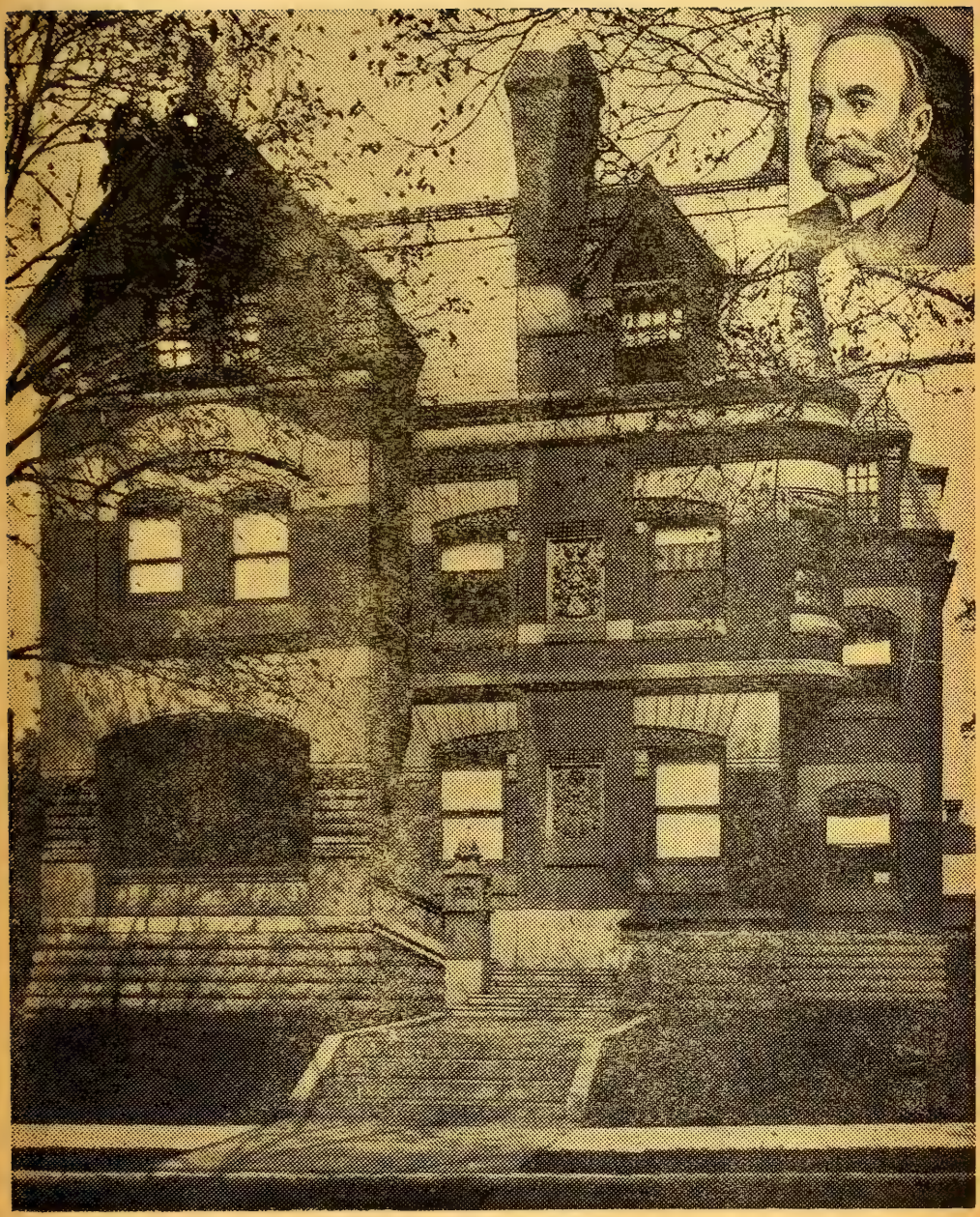
We make a specialty of
Banjos, Guitars, Mandolins, and Violins.

All makes of Magic Lanterns, Stereopticons, Moving Picture Machines, Films and Slides, and their accessories.

A small payment down, a little each week and you can have any of the above mentioned instruments in your home.

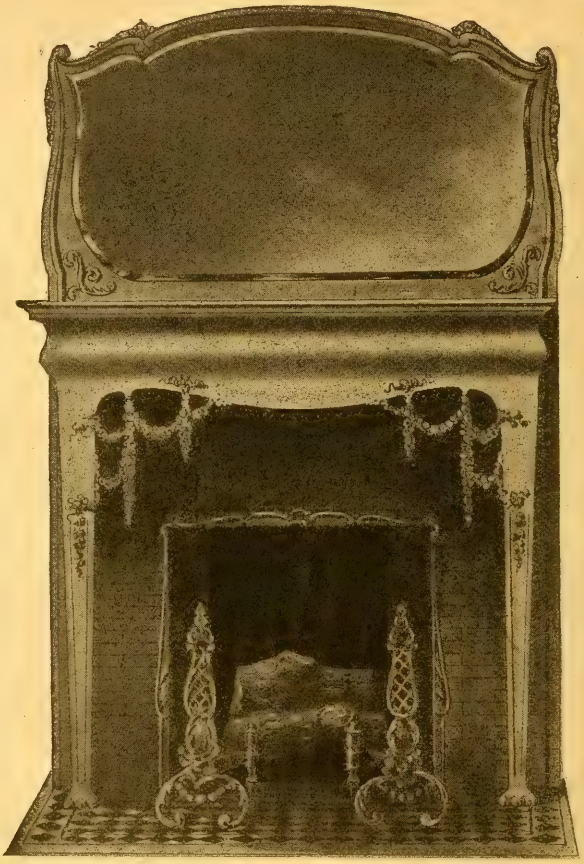
Telephone or drop us a postal. Bell Phone Main 2641 M.

THE CONROY CO.,
1115-1117-1119 Olive St., St. Louis, Mo.



THE CLARK RESIDENCE.

WE SELL DIRECT TO CONSUMERS.



DESCRIPTION:—Quartered oak, Birch or imitation mahogany, piano polish finish. Width, 60 inches; tile opening, 42x42 inches; French bevel plate mirror, 24x48 inches. A design that pleases the most fastidious—correct in every detail. Note the carved claw feet, the elegant shaped mirror, the swell frieze, and the rich hand-carved festoons that drape the front of the mantel. It presents a very pleasing effect, as the tile facing shows very beautifully through the graceful festoons. It is a mantel that shows the hand of the skillful carver, as the flowers stand out in bold relief, so natural that you can almost imagine you can pluck them out one by one. The cut does not do this mantel justice, as it only conveys a faint idea of the exquisiteness of this mantel.

MANTELS AT FACTORY PRICES.

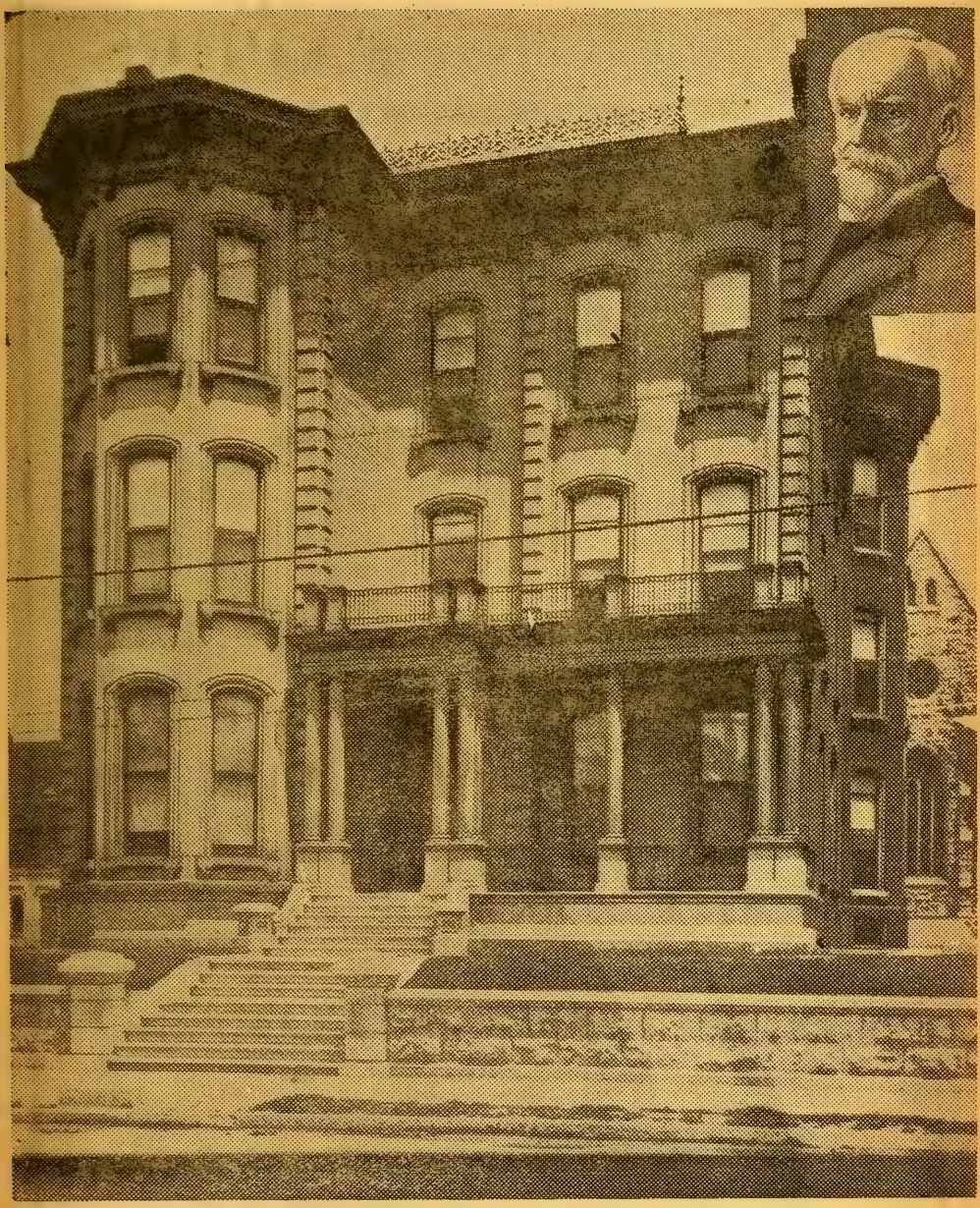
We sell direct to the consumer, thereby saving you from 35 to 50 per cent on your purchases. Our out-put is enormous and we ship to every State and every part of the Globe. Our designs are the most exclusive and exquisite ever produced and we have them at all prices, but always 35 to 50 per cent less than dealers charge.

CENTRAL MANTEL COMPANY,

1012 PINE STREET, ST. LOUIS, MO.

The above is only one of the many designs we make. If interested in mantels, write for our large 80-page mantel catalogue, 9x12 inches, which shows the most complete line of mantels on the market.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



THE SCRUGGS RESIDENCE.

INSULATING AND SHEATHING PAPERS

LAMINOID, NEPONSET AND OTHER GOOD BRANDS

Nearly a century of paper-making experience bespeaks the excellency of our products.

KNOWN THE WORLD OVER.

Architects specify our goods in Apartment Houses, Residences, School Buildings and all high-grade work, because they can depend on them.

FLORIAN--FIRE-PROOF DEADENING FELT.

Dead Air Spaces to Stop Sound.
Fire-Proofing to Stop Flames.

F. W. BIRD & SON,

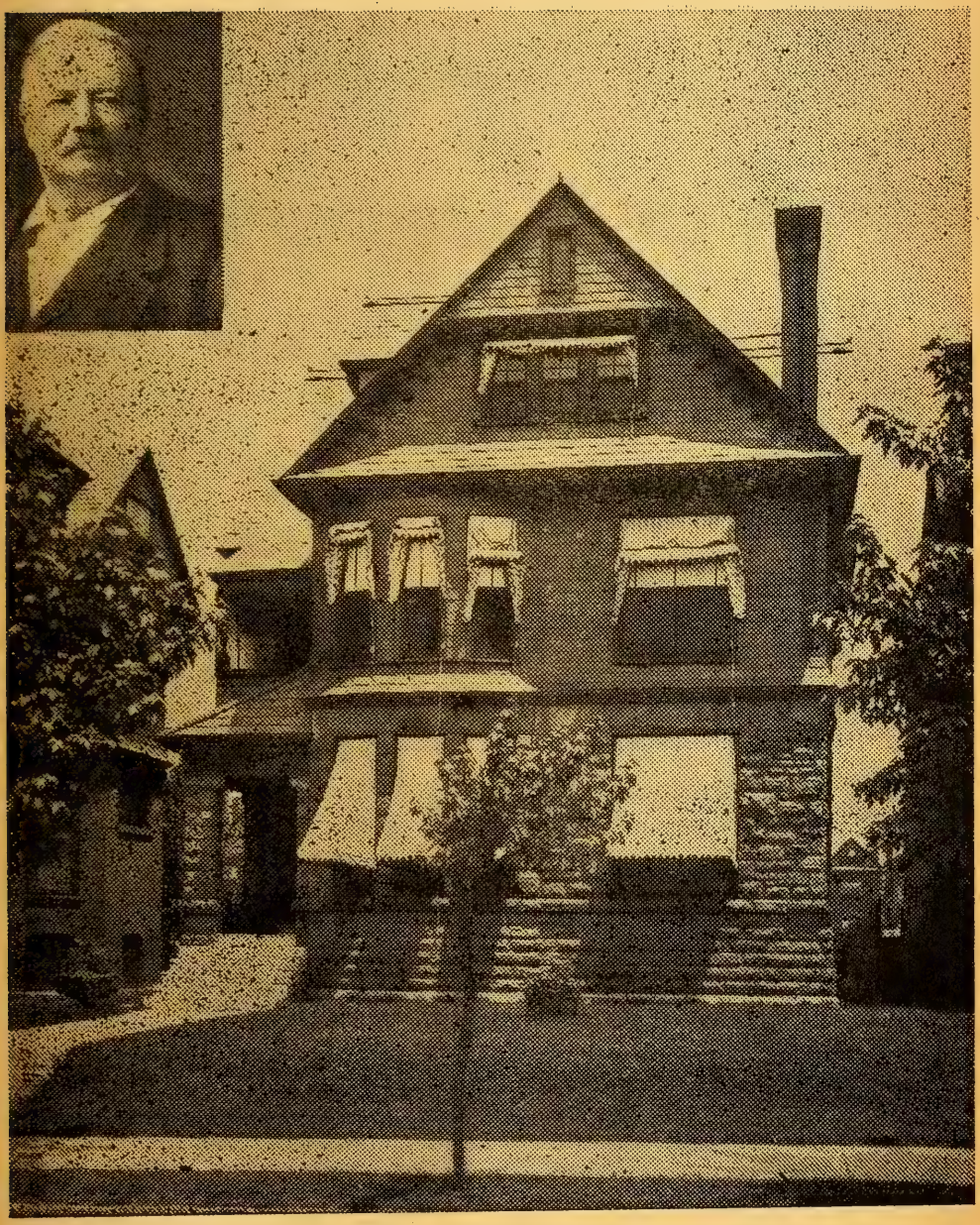
East Walpole, Mass. | 120 Liberty St, NEW YORK | 1434 Monadnock Block, CHICAGO.

Huttig Sash and Door Co.,

ST. LOUIS, MO.

Sash, Doors and Blinds, Stair Work, and General Mill Work.

Estimates Cheerfully Furnished.



THE CRAWFORD RESIDENCE.

EMIL FREI ART GLASS COMPANY,
ST. LOUIS, MO.

FINE FIGURE WINDOWS and best class of GLASS MOSAIC is our specialty.

Having received my education at the highest Art Academy in Europe, I am able to furnish good work in this line.

References from finest houses of St. Louis, and churches all over the United States, can be given.

EMIL FREI ART GLASS COMPANY,

3715-3719 California Ave., Saint Louis, Missouri.

Illinois Supply & Construction Co.,

Century Building. ST. LOUIS, MO.

—DEALERS IN—

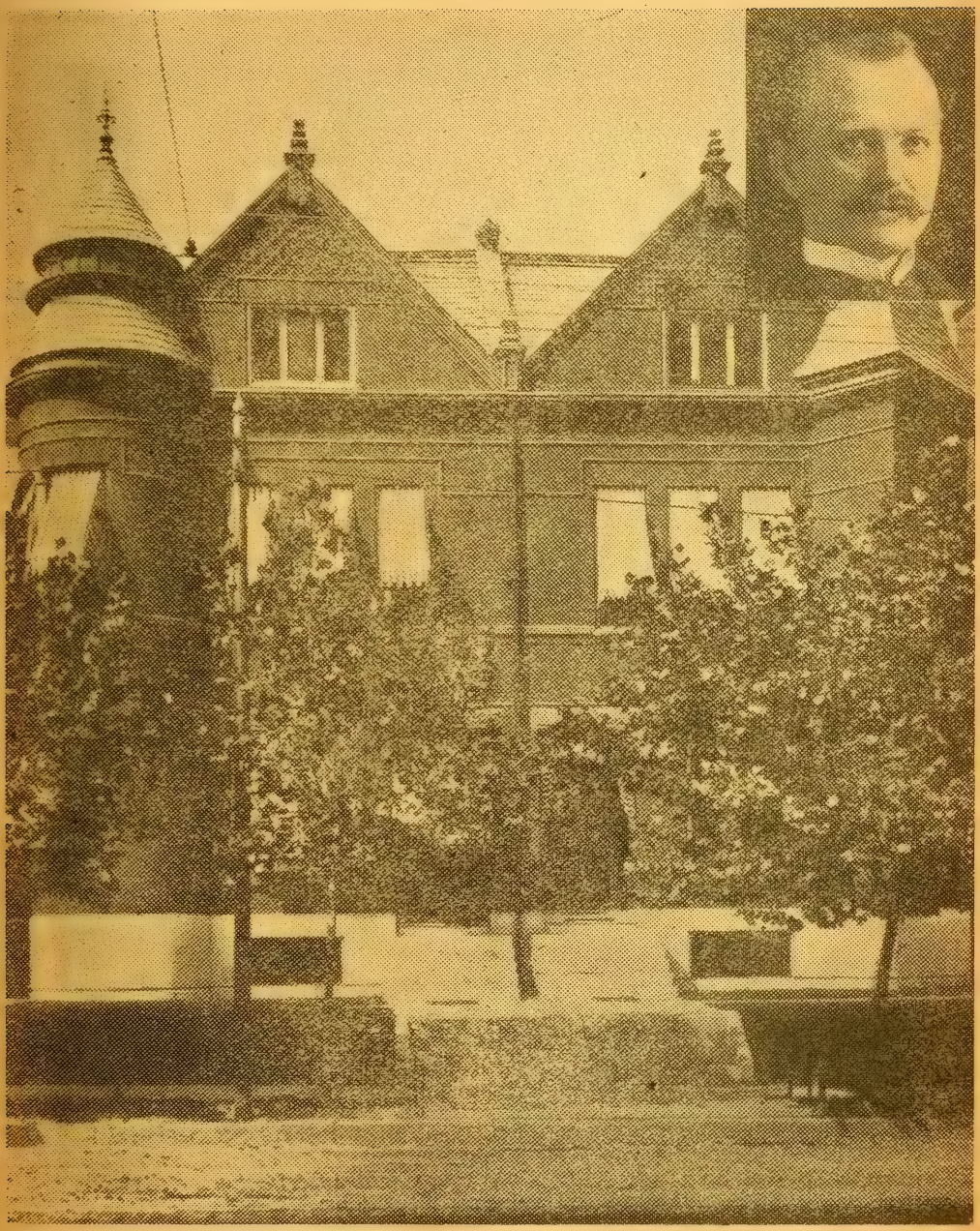
Vitrified White, Cream, Buff and Grey Face Brick. Impervious to moisture. Will not discolor. Superior to any other Face Brick. Best Sand Mould Face Brick. Tiffany Enamel Brick. Vitrified Roofing Tile, Shingle, Spanish, French A., French B. and Interocean. Grath Steel Wall Ties.

METAL CORNER BEADS

for Plaster Corners. Perfection Mortar Colors all Shades.

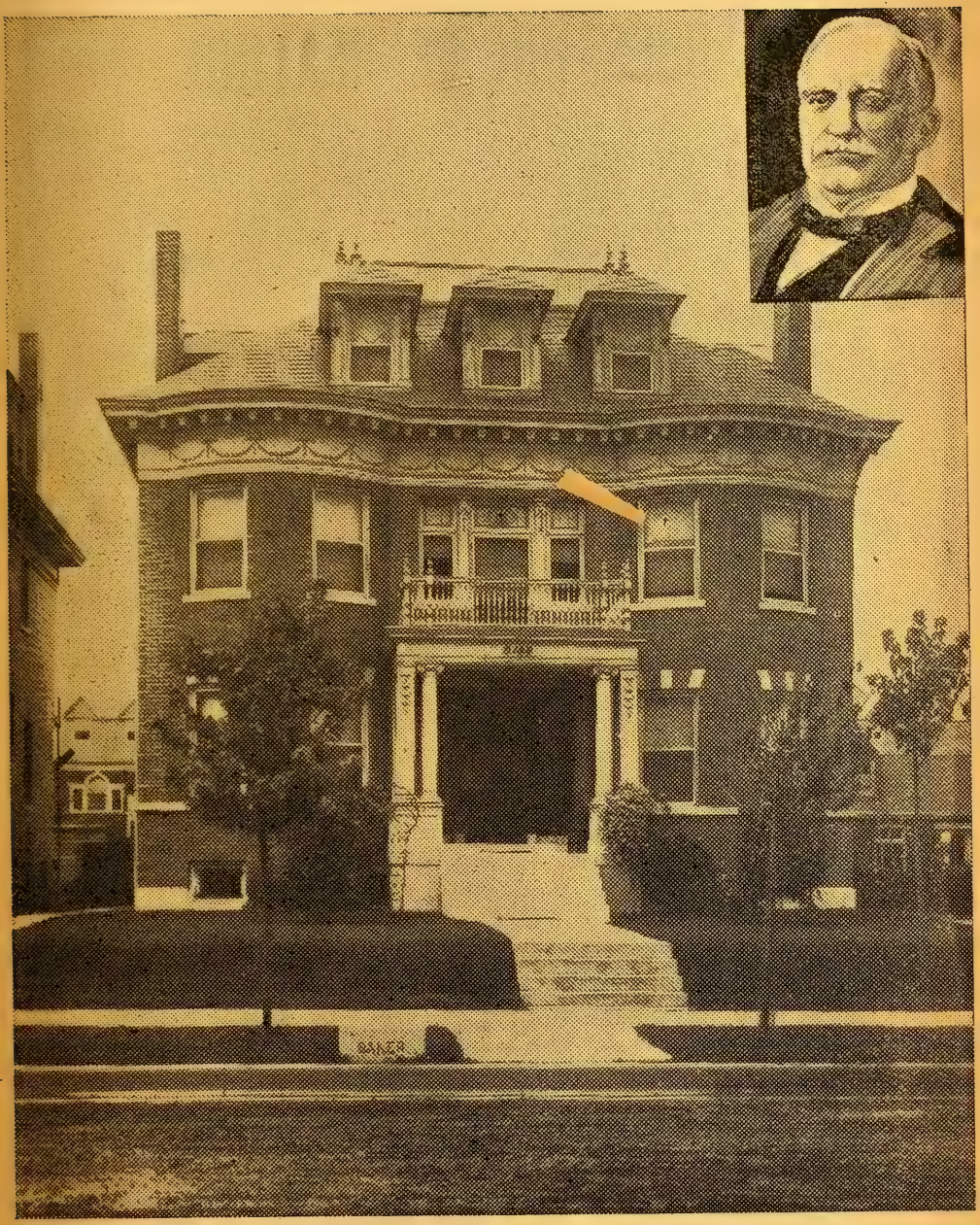
OPALITE TILE, ALL COLORS AND SIZES.

Vitrified Street Paving, Sewer and Building Brick.



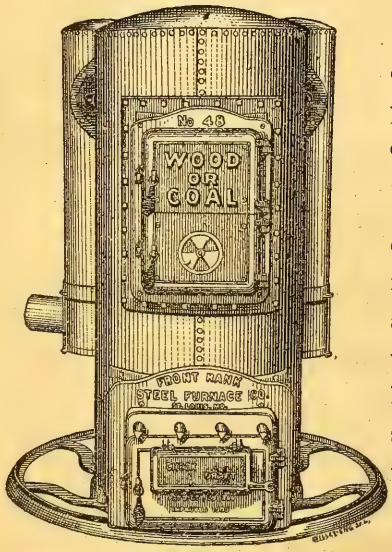
THE BLANKE RESIDENCE.

THE WALBRIDGE RESIDENCE.



THE BAKER RESIDENCE.

A QUESTION OF HEATING



If you are building a home the QUESTION OF HEATING is an important one. Let us help you decide this.

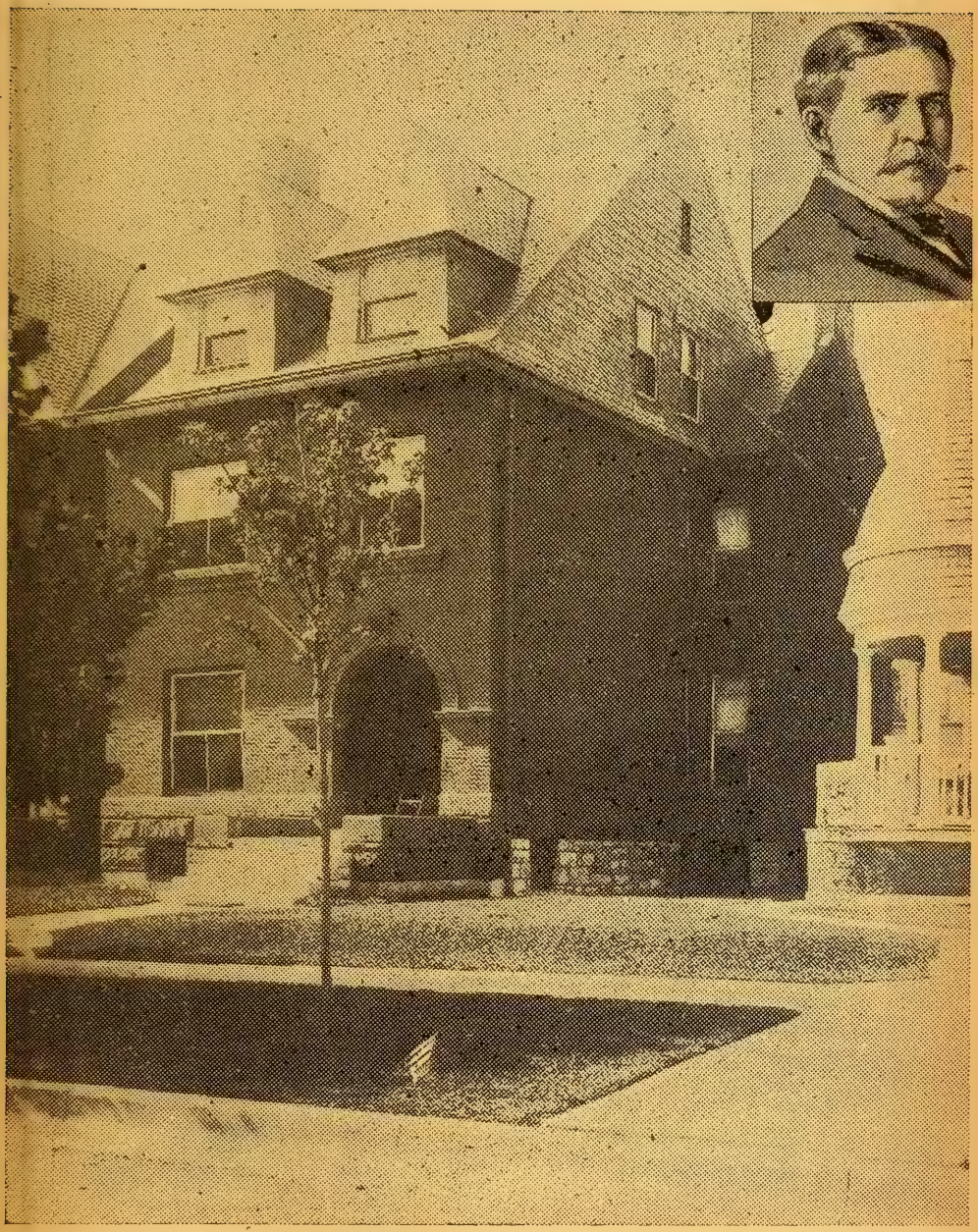
If you will mail us a set of plans or pencil sketches of the various floors, showing cellar, chimney and points of the compass, etc., we will gladly lay out for you a heating system, showing proper sizes of pipes, registers, etc., so that any tinner, following instructions, can install a first-class job.

All our FRONT RANK furnaces burn soft coal, hard coal or wood. Our double door furnaces, for wood and coal, have no equal on the market. Send for catalogue. More than 6000 in use in St. Louis alone.

FRONT RANK STEEL FURNACE CO.

2301-9 LUCAS AVE.

St. Louis, = = Mo.



THE SMITH RESIDENCE.

IVES
PATENT WINDOW STOP ADJUSTER

PREVENTS DRAFTS, DUST, BINDING AND WINDOW RATTLING

Working Model with Catalogue mailed free.

MANUFACTURED ONLY BY

The H. B. IVES CO., New Haven, Conn.

THE KOTANY RESIDENCE.

HAFNER MFG. COMPANY.

ST. LOUIS, U. S. A.

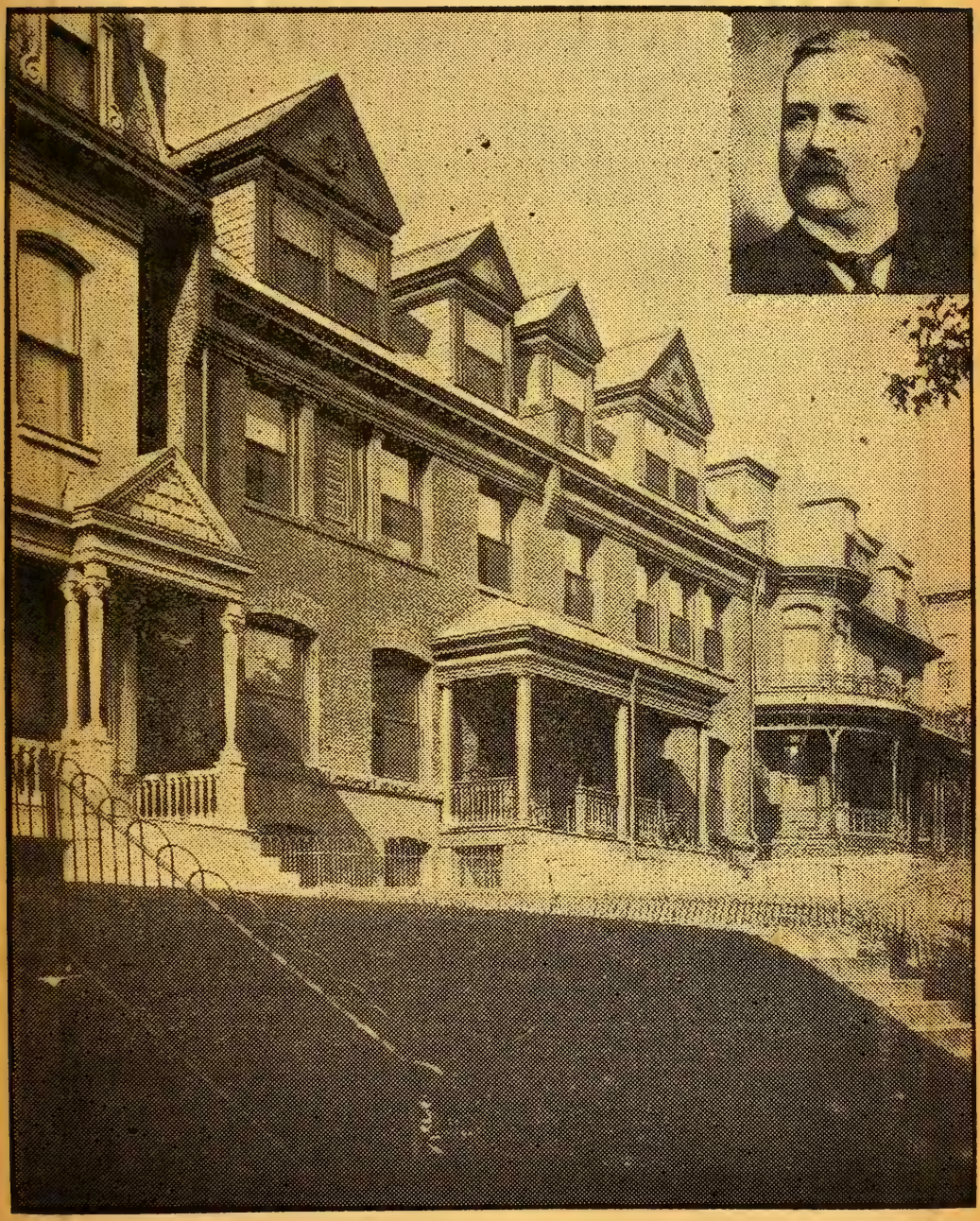
Makers of everything in mill work in any of the soft or hard woods from the very plainest to the most intricate and elaborate possible. Estimates furnished direct from plans. Our factory is specially equipped for prompt execution for high class special work, Veneered Doors, Grilles, Stair Work, Store Fronts and Fixtures, Porch, Portico and Trellis Work, Sash, Doors, outside and inside Blinds, Mouldings, Etc.

LOWEST PRICES.

BEST QUALITY.

PROMPT SERVICE.

CORRESPONDENCE SOLICITED.



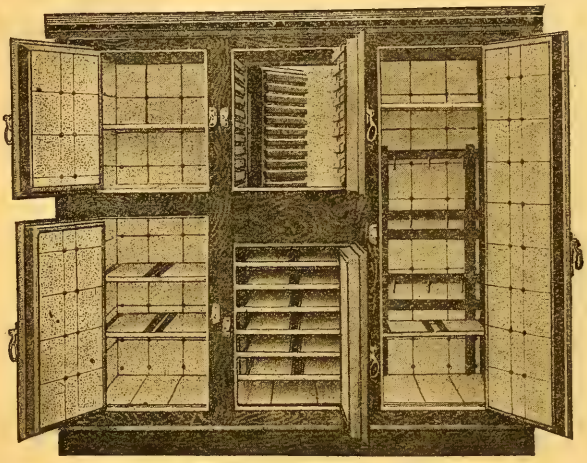
THE THAYER RESIDENCE.

McCRAY REFRIGERATORS

Fine Tile, Odorless Wood and Other Linings Built to Order

Also a full line of stock sizes ready for immediate shipment.

FOR HOTELS, RESIDENCES, GROCERIES, MEAT MARKETS, HOSPITALS, PUBLIC INSTITUTIONS, ETC.



THE McCRAY SYSTEM

insures perfect circulation of pure cold air; absolutely dry; never sweats; therefore is

PERFECTLY HYGENIC

No. 219. Special Tile Lined

Built for J. C. Tucker, Jr., Narragansett Pier, R. I.

Endorsed by Herbert C. Chivers, Architect.

Iced From Outside the House. Unequalled for Economy of Ice.

Physicians, prominent men, hospitals, and sanitariums Endorse the McCray Refrigerator.

McCray Refrigerators are Guaranteed

Catalogues and estimates sent free. Catalogues: No. 38 for Residences. No. 45 for Public Institutions, Hotels and Cold Storage Houses. No. 55 for Groceries and Meat Markets.

Order Now to Secure Prompt Delivery.

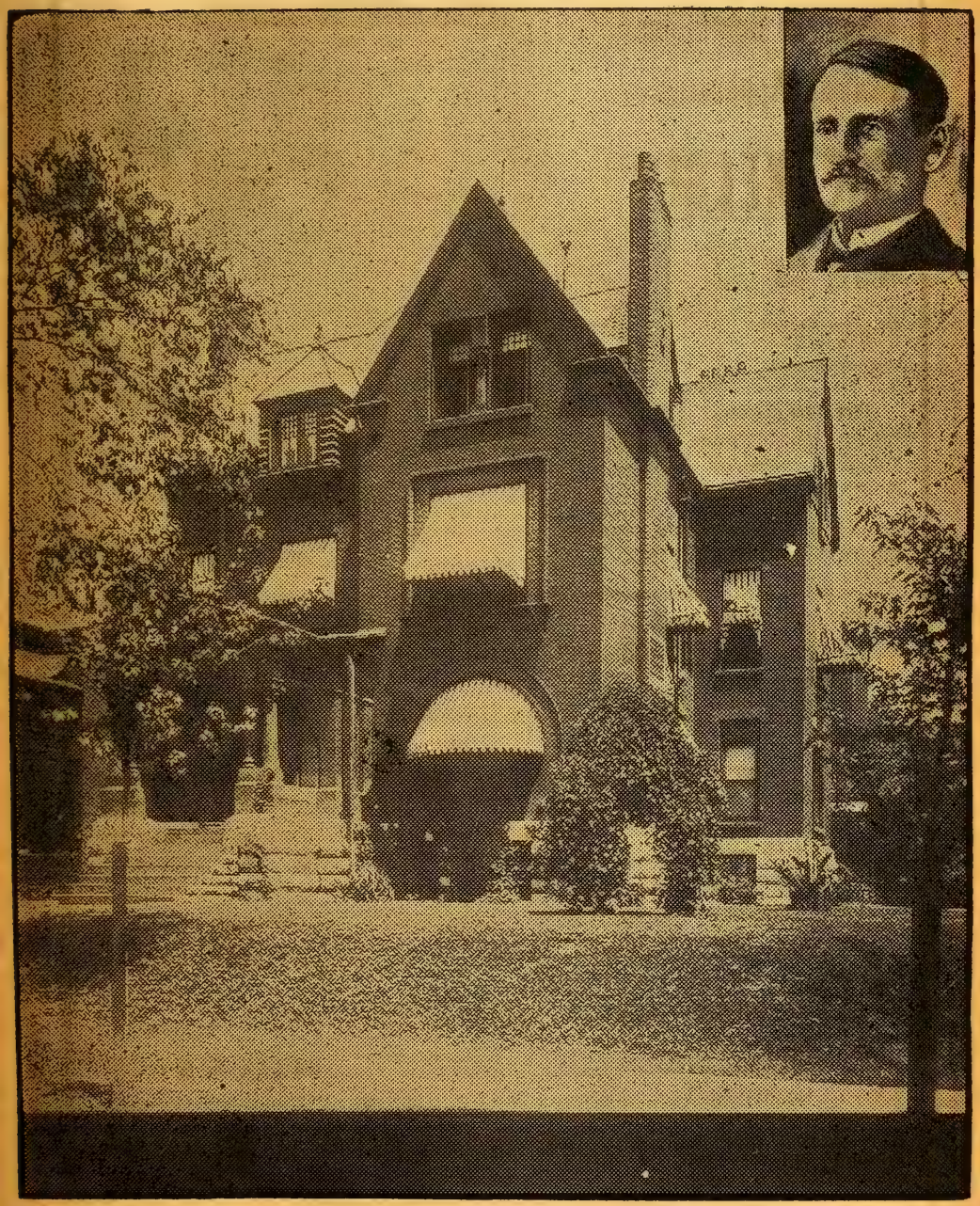
McCRAY REFRIGERATOR COMPANY, 251 Mill St., Kendallville, Ind.

BRANCH OFFICES

New York, 341 Broadway.
Chicago, 55 Wabash Ave.
Columbus, O., 356 N. High St.
Washington, 610 11th St. N. W.
Detroit, 7 and 9 Clifford St.
Pittsburg, 545 Liberty St.
Boston, 52 Commercial St.
St. Louis, 404 N. Third St.
Columbia, S. C., 1210 Main St.
San Francisco, 103 Front St.
Toronto, 28 Wellington St.
Birmingham, Ala., 1820 3d Ave.

Address Main Office Unless You Reside in One of Above Cities.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

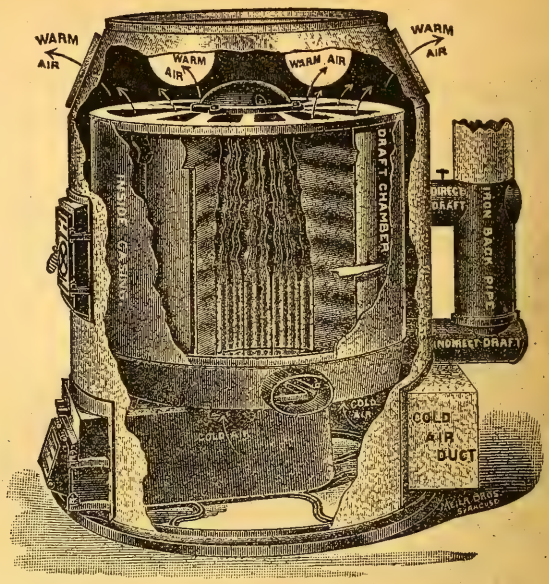


THE WALKER RESIDENCE.

Do You Know All About the Best House-Heating Apparatus---

THE KELSEY

Warm Air Generator?



THE PRINCIPLE of the Kelsey is to warm great volumes of air by bringing it into ACTUAL CONTACT with an EXTENSIVE and PROPERLY HEATED surface.

This is accomplished by sending the air in SEPARATE CHANNELS THROUGH the long hollow corrugated cast iron sections which form the fire chamber.

This is a far more effective method, and the air is more thoroughly and evenly heated than by simply PASSING OVER or NEXT to a hot surface.

Each section has eight square feet of heating surface, and weighs about seventy pounds.

There are from nine to seventeen sections in each Generator, according to its size.

This means a powerful and economical Heater, and an abundance of pure warm (not over-heated) air.

Each section is an independent heat generator, and by capping over one or more, and extending a heat conducting pipe therefrom, the warm air is forced through long or level pipes to the rooms so connected.

Investigate the Battery System, for large residences, churches, etc.

There's only one "Warm Air Generator,—The "KELSEY," and it is patented.

Ask for Booklets,—"KELSEY HEATING" and "OPINIONS."

KELSEY HEATING COMPANY,

SYRACUSE, N. Y.

Western Selling Agents—COOK & VAN EVERA CO., 38 East Lake St., Chicago, Ill.

THE CLIFFORD RESIDENCE.

CASTLES IN SPAIN

TRADE
FAB·RI·KO·NA
MARK

Are you building a new home?

No?

Then why are you reading Chivers' book?

Oh,—you expect to build one soon.—Not until you have improved several of your Spanish estates.

That is as it should be. Artistic people usually build a great many Castles in Spain before attempting to build one at home. That is why they succeed so well. They gain experience and breadth of view. Besides they can thus compare many styles of architecture and decoration.

DECORATION, that was the point we had in mind when we first sought your acquaintance.

Have yon noticed the walls of the Castles in Spain which you have built or visited?

Weren't they beautiful?

They were covered with woven fabrics.

Hadn't you thought of that before? No? But you realized their beauty. We thought so.

Well, the fact is that almost all Castles in Spain have wall coverings of some rich woven texture.

Now, when you think of it, havn't all your Castles in Spain owed much of their beauty to the rich deep tones of color,—the soft light, reflected from the ancient tapestry on the walls?

Really now,—can you imagine a Castle in Spain without tapestried walls?

And what were your plans for your home?

Did you think that your Castles in Spain would be the only places where you could revel in the luxuriance, the depth of color, the beauty of texture, of woven fabrics on your walls?

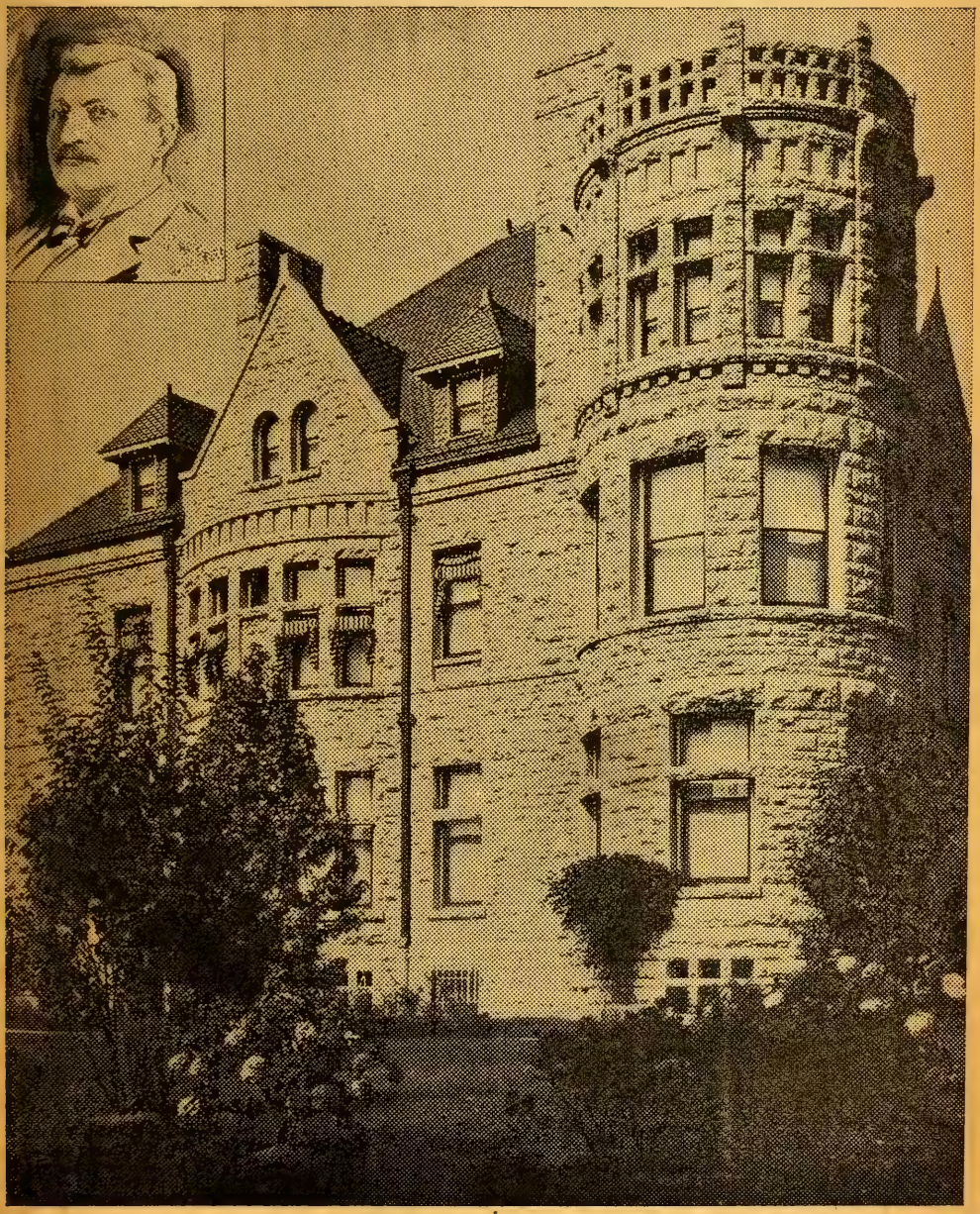
Not so.—Ask your own decorator. While you have been traveling among your Spanish possessions, he has been learning the value, from a practical view point, of Fab-Ri-Ko-Na Burlaps and other woven wall coverings.

He can tell you lots of things,—how fast the colors are,—how cracks in the walls are impossible,—how the damage of plaster, by contact with furniture, is prevented.

He can tell you many things, too, about Fab-Ri-Ko-Na which you have observed, have felt, in your Castles of Spain, but you had never supposed that they could be realized at home.

Ask the decorator and insist on hearing all about Fab-Ri-Ko-Na. Let him tell you what he knows about other wall fabrics, burlaps, buckrams, etc. It is well that you should know. If you then want to know more abont Fab-Ri-Ko-Na, have the decorator write, or write yourself, for samples and information to Messrs. J. Spencer Turner Co. of 71-73 Worth St., New York. 228 Fifth Ave., Chicago. 803 Washington Ave., St. Louis, or 13 Jewin Crescent, London.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



THE NOLKER RESIDENCE.

Lighting Fixtures

We manufacture and carry
a complete stock of.....

Gas Combination

—AND—

Electric Fixtures

Designs Furnished
on Application.....

ELECTRICAL

Work of All Kinds
Installed.....

Wiring, Bells,

Burgular Alarms

—also—

Telephones

We Want Your Orders. Write

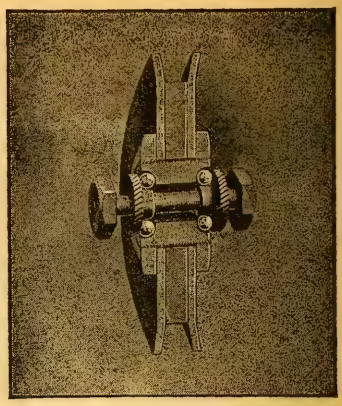
Frank Adam Electric Co.

904 Pine St., - St. Louis, Mo.

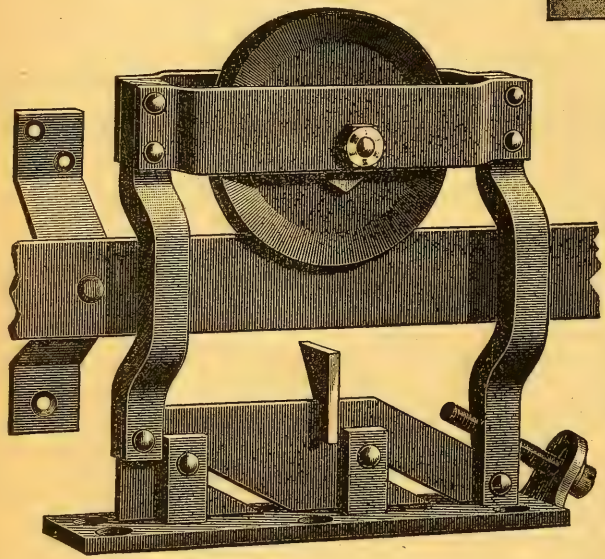
THE HILL RESIDENCE.

"LANE'S BALL BEARING"

DOOR HANGER



WHEEL SECTION



Is the Best House Door Hanger Made.

OTHER STYLES FOR LESS MONEY

All Sold by the Hardware Trade
Catalogues Free.....

LANE BROTHERS CO.,

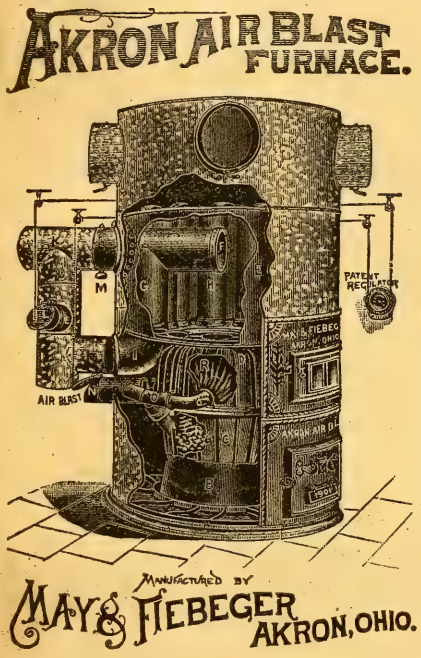
Manufacturers,

448-48 ospect Street Poughkeepsie, N. Y.

THE ELLIOTT RESIDENCE.

THE STANDARD OF PERFECTION AND EFFICIENCY

Time tests the merit of all things and stamps its approval or disapproval.



TWELVE YEARS' SALES
have demonstrated
Architects can specify and you can
use

THE AKRON AIR BLAST FURNACE

With absolute safety.
Tens of thousands in use.

Over 1100 in Use
In Akron, Ohio.

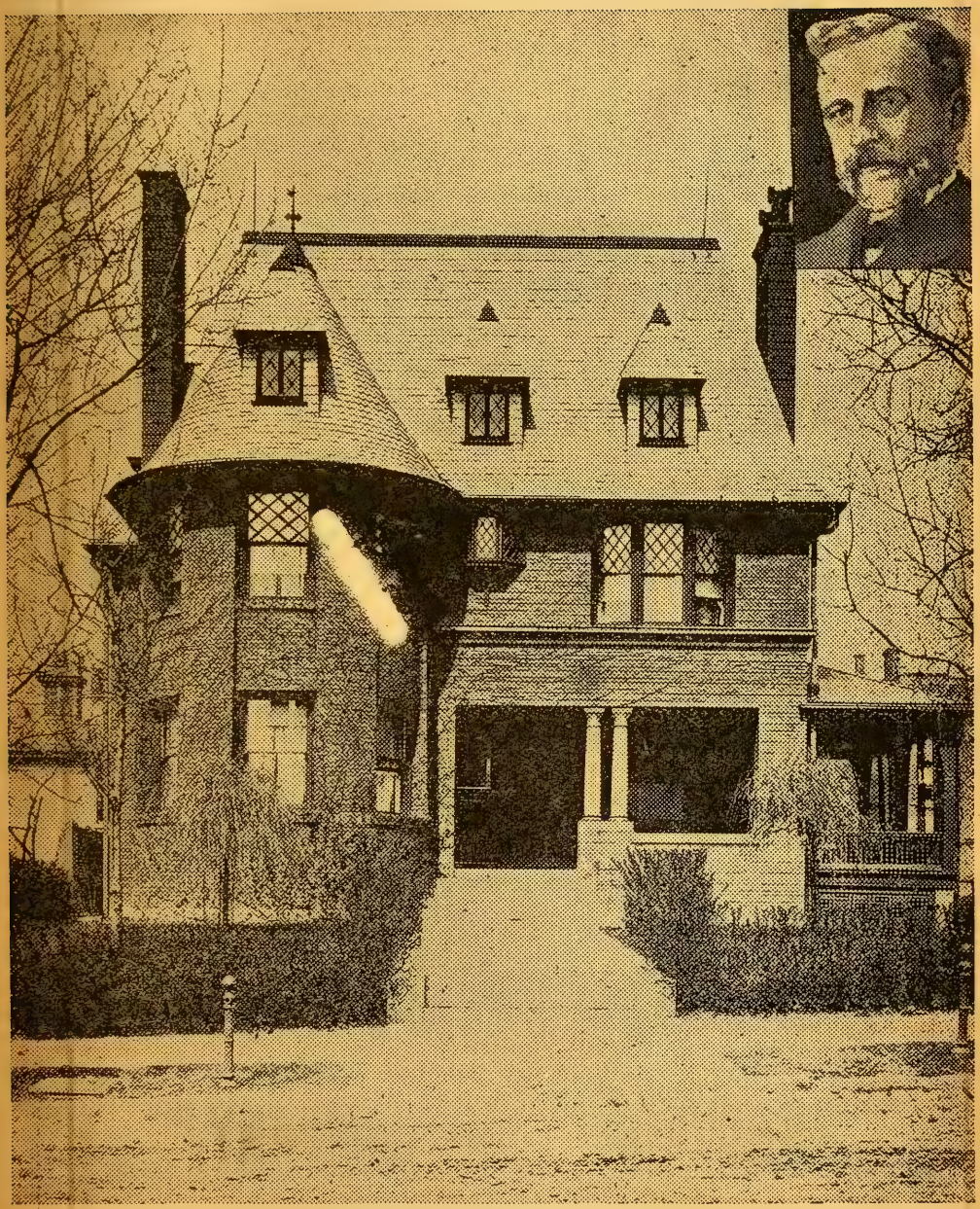
Four were selected from among all the furnaces manufactured in the United States and England to heat the Pekin University at Pekin, China.

MAY & FIEBERGER

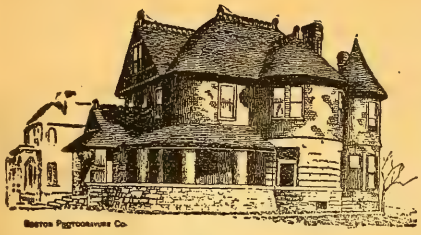
MANUFACTURERS

Akron, Ohio

Send for Catalogue.



THE JUDSON RESIDENCE.



F. S. ALLEN, ARCH'T, JOLIET, ILL.

CABOT'S CREOSOTE SHINGLE STAINS...

Have all the distinguishing points of excellence of the first-class article,—the clear transparency and soft depth and richness of color impossible to obtain except by use of the best pigments and the most careful and skillful preparation. No blackening, no muddy effects, no lifeless colors.

Cabot's Sheathing and Deafening "Quilt"

A scientific insulator and deafener, one layer of which is edual to six of rosin-sized paper, or three of the best felts. More effective, more durable, and one-half cheaper than back-plaster. Samples and circulars sent on application.

SAMUEL CABOT, Sole Manufacturer

70 Kilby Street, Boston, Mass.

The Architect Protects His Reputation

and the Property-Owner
his property by specifying

"COLLIER,"
"SOUTHERN," OR
"RED SEAL"

Brand of Strictly Pure Old Dutch Process White Lead. These well-known brands are the genuine article, guaranteed strictly pure, always uniform and to be depended on, and readily obtainable from all reliable dealers in paint.

NATIONAL LEAD COMPANY,

St. Louis Branch,

CORRODERS & MANUFACTURERS.

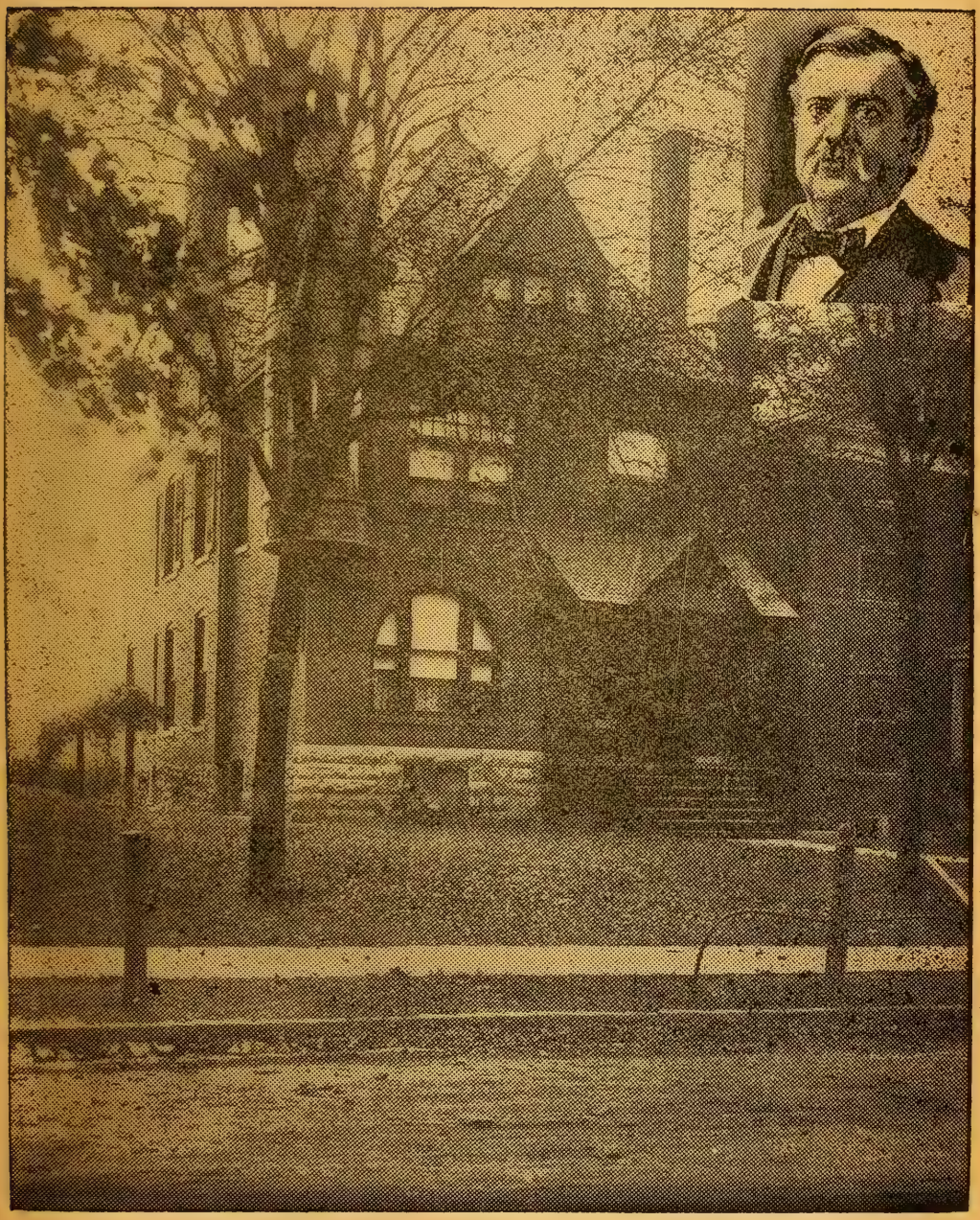
THE DRUMMOND RESIDENCE.

THE KERN'S RESIDENCE.

THE KILPATRICK RESIDENCE.

THE COCHRAN RESIDENCE.

THE THOMPSON RESIDENCE.



THE PORTER RESIDENCE.

THE STANNARD RESIDENCE,

THE McKITTRICK RESIDENCE.

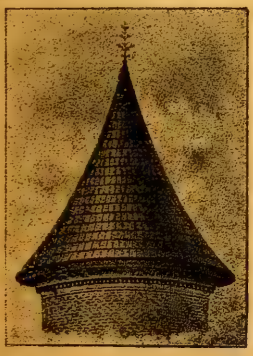
THE MEYSENBURG RESIDENCE.

THE TEBBETTS RESIDENCE.

THE FRANCIS RESIDENCE.

ARTISTIC CHURCHES.

A COLLECTION OF 40 CHURCH PLANS AND DESIGNS SENT POST-PAID FOR 50 CENTS.



Geo. A. Riddle,

Slate & Tile Roofer.

Out-of-town work a specialty.

Room 715
Odd Fellows Building.

ST. LOUIS.

BRIEF SUGGESTIONS.

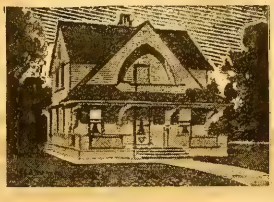
If interested in the erection of a building, for either private or public use, you can secure as good or better services of this office than elsewhere, and at no more cost for plans

Many have little or no conception of the value of a competent architect's services and are content with merely the scale plans, without the vitally-important detail drawings

When you build, make it attractive. Obviate that everlasting sameness in style. Consult an architect of ability, large practice, modern methods and ideas. It is money well-spent

The importance of employing an architect, fully capable in design, can hardly be estimated. The architecture of to-day should be educational in style to inspire civic pride

Home-builders by all means secure an architect. Discriminate against cheap publishing company plans. Employ competent aid. You cannot build rightly from mere picture plans



If you intend to build at all soon, place your order now. It is none too early. Take time to formulate your ideas in a practical way, with the aid of an architect of broad experience

Having a special department for the planning of low-cost houses it is reasonable to presume that you can secure better and quicker services of this office than can be had elsewhere

Your building can be distinctly novel in all respects as to bespeak your individuality, yet a poor selection of architect will represent you detrimentally, with a monument of folly

It costs no more to embody style, convenience and economy in plan arrangement than when it is commonplace. Make a wise selection of your architect and depend on results

My success in planning stylish houses is in readily seeing my clients' desires, producing for them a better home than was expected for a given sum. Preparedness is really the secret of my success

My ideas are not cheap ideas and therefore I cannot usually enter into work competitively, as many do, at a possible loss, but will guarantee entire satisfaction in plan arrangement (See $5 sketch offer.)

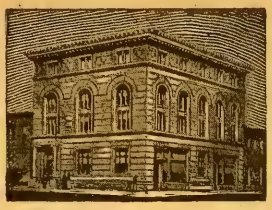
A special feature of my buildings is; they are not disappointing when built, but pleasing in general appearance. This is due to starting right with the important preliminary plans

Where the work is of sufficient import and transportation is furnished, a personal visit will be made, and a suitable arrangement of plan and design arrived at before leaving your city

MY SPECIALTY.

CHURCHES

My success in the designs of Churches in all parts of the United States and in pleasing Building committees to entire satisfaction attests my ability to meet church requirements



STORES

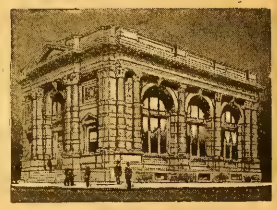
My success in Office and Store plans has been the arrangement of available space to best advantage for light and ventilation and an introduction of up-to-date devices of great convenience

SCHOOLS

My success in plans of Schools has given me an advanced and practical training of the exacting requirements of heating, light and ventilation. My style of architecture is educational

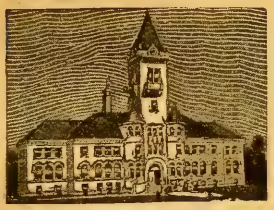
BANKS

My success in Bank building is designing classic, lasting structures of very solid appearances calculated to inspire a substantiability of institution. I have built many of late



COURT HOUSES

My success in Court House Buildings is in understanding of the requirements of arranging to best advantage various offices in relation to one another and in monumental effects



THEATRES

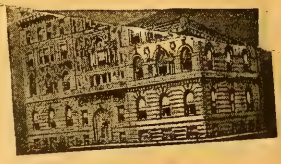
My success in Theatres has been in my close study of acoustics, stage-devices and fire-preventative in connection with an appreciation of suitable and appropriate interior decoration

LIBRARIES

My success in Library buildings is: Ability to understand and meet the desires of the reading public in plan arrangement without losing sight of the pleasing and attractive exteriors

HOTELS

My success in Hotels or apartment buildings is in a thorough insight of the many requirements of the public, embodying style, convenience, elegance with view to profitable outlay



CITY HALLS

My success in Municipal buildings is in my practical ideas of construction. I also secure my work on merit, single-handed and without favoritism, "pull" or other undesirable methods

RESIDENCES

My success in Fine Houses is in readily seeing my clients' desires, producing for them a better home than was expected for a given sum. Preparedness is really the secret of my success

THE EMPLOYED AN ARCHITECT.

HE made a fortune buying lots,
Converting them to pretty spots,
And building pleasant homes to sell—
For Roycroft always builded well,
Substantial, healthy, handy homes;
With arches, gables, peaks and domes,
Piazzas, oriels and handsome towers,
Half hidden in the trees and flowers.
Each house was varied from the rest—
Like pretty women, nicely dressed.
He scarce could hold a house till done,
For at least two buyers sought each one.

HOW Roycroft did it, none could learn;
He was so very taciturn.
When dying, Roycroft told his spouse
The secret: "When you want a house,
Secure an architect at once."
(He who hires himself, a dunce employes.)
The architect may make one door
Serve where you might put in four or more.
He, knowing laws of heat and light,
Devises rooms so all are bright.
Cuts windows just the size and where,
They yield the utmost light and air.

PROVIDES for all things ample space,
Keeping everything in proper place;
Learns what you want before he starts,
Saves adding costly little parts.
Remember, it is not the size—
Arrangement makes the home we prize.
Outside he moulds the charm of "style"
From basement to the topmost tile.
He requires material enough,
Describes the proper sort of stuff,
Everything is clearly specified,
So it is fair to either side.

WHAT is experiment with you,
He knows precisely how to do.
What can be done, with what effect:
What not to do, how to select,
Saves steps for housewives' [illegible] y feet,
Supplies control of [illegible] heat,
No house [illegible] n reckless haste
[illegible] ctiveness and taste.
Your architect [illegible] ring-down and building twice,
With "changes" at a fancy price.
Your house will rarely cost you more
Than you have calculated on before.

THE first house I built, I recollect,
I had an amatuer architect,
And many often asked me what
Had happened to that vacant lot.
Was it an air-ship that had lit
Or simply an architectural mis-fit?
I patched that house and there it stood
Reflecting on the neighborhood,
Till Providence, in righteous ire,
Redeemed its ugliness with fire.
My buildings, subsequent, were wrought
On paper first, with thorough thought.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

Special Study Given to Steel Structural Work & Fire-Proofing.

HERBERT C. CHIVERS
ARCHITECT

WAINWRIGHT BLDG. - ST. LOUIS, MO.

Illinois State Examined and Licensed Architect.

Be up-to-date when you build. This is too progressive an age to build "spite-houses" unknowingly, and lose the respect of your neighborhood. If you haven't the proper conception of what is modern in architecture, consult an expert first. Don't lavish your hard-earned dollars on something commonplace, when with proper assistance you can curtail expenses and have an artistic and more practical building.

Furthermore don't believe everything is artistic which is said to be so. A certain amount of discrimination is necessary. Try to get something original and avoid "that sameness." I endeavor to make every house different and I improve on every job turned out.

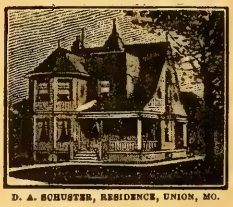
I have never attained the perfection which some have claimed. Possibly I never will, but I manage to keep in advance of my competitors who in most cases are my best advertisers. The facilities of this office for turning out a high grade of architectural work are not excelled in any part of the United States. The fact that a greater portion of my work comes from the East where architecture is most fully appreciated, evidences much in my favor. My work is not altogether confined to residences, churches, etc., as many presume. These are only departments of our large office. We prepare plans for schools, court houses, libraries, auditoriums, cold storage plants, steel constructed buildings, etc., and plan landscape gardening.

The Wainwright.

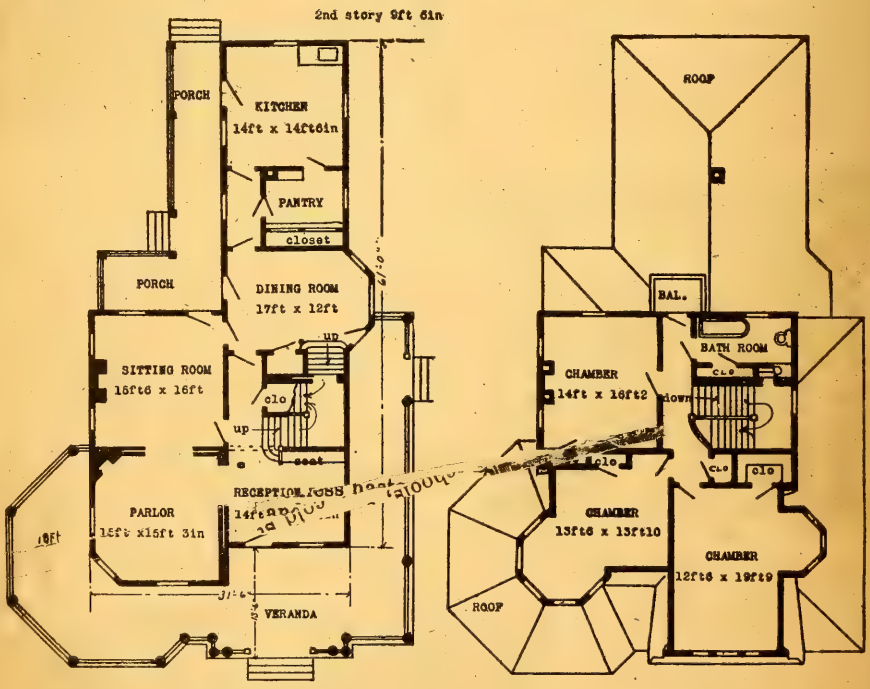
We have had much success with remodel work, which most architects discourage on account of its tediousness. Vast experience in this line as in all others, has made difficult problems very easy to us.

NOTICE.

Parties purchasing this Architectural catalogue are respectfully warned and requested not to use or build from designs or portions of plans shown herein, without written consent of the publisher. Any duplicity of this kind when reported by correspondents will be charged for, according to the legal fees of 3 1-2 Per cent on the cost Of building.

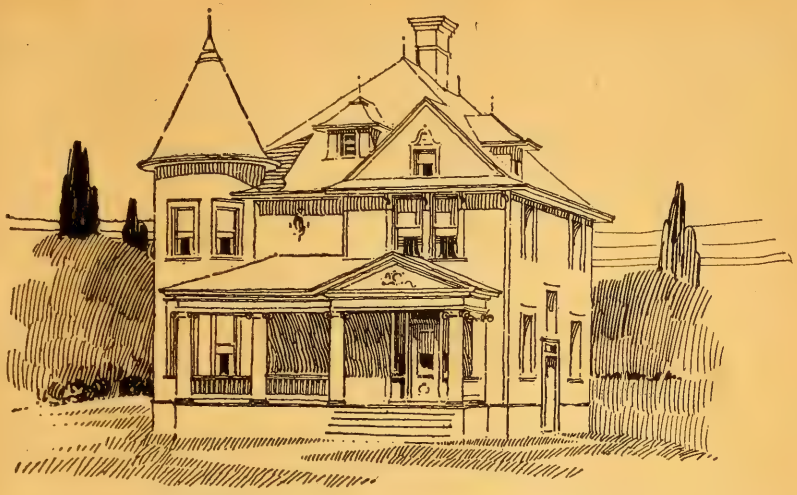


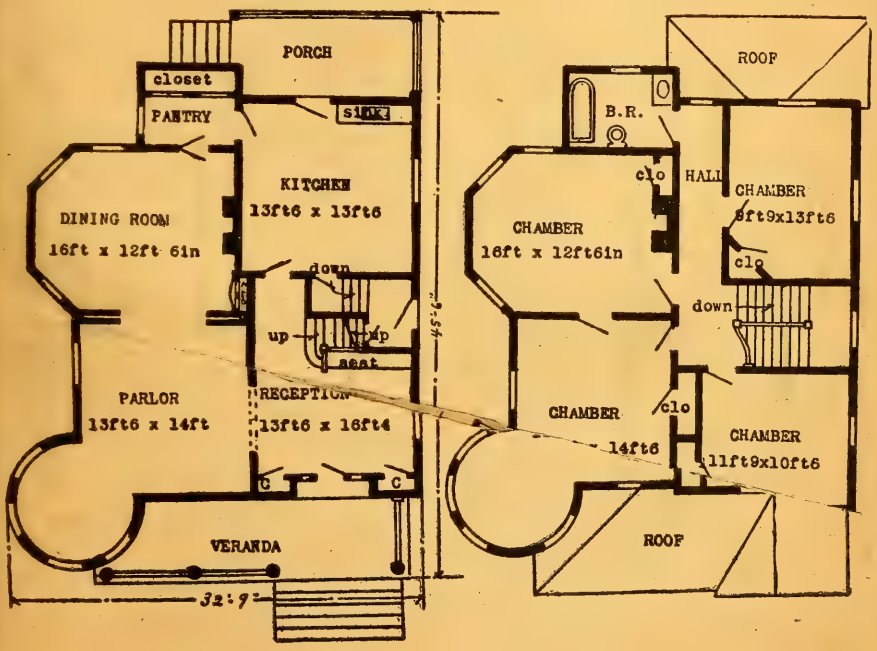
D. A. SCHUSTER, RESIDENCE, UNION, MO.



RADNOR RESIDENCE.—Design 1791M; cost in frame, $2,190 to $2,280; plans, $15. Exterior similar to Cutting residence on page 328, and Thomaston residence, page 550.

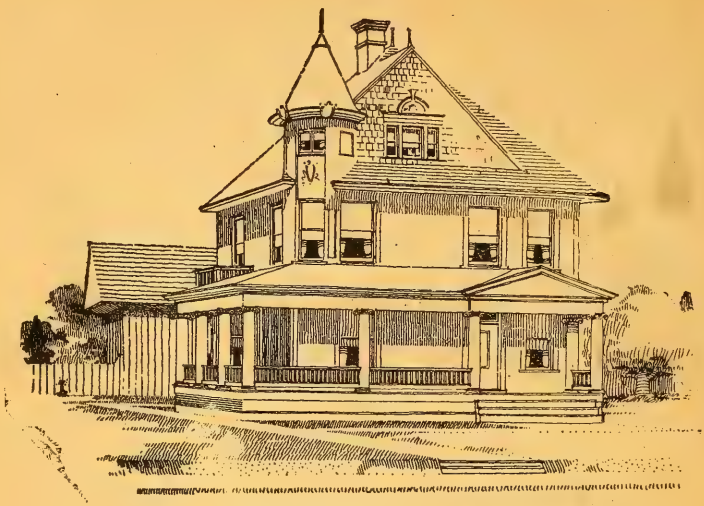
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

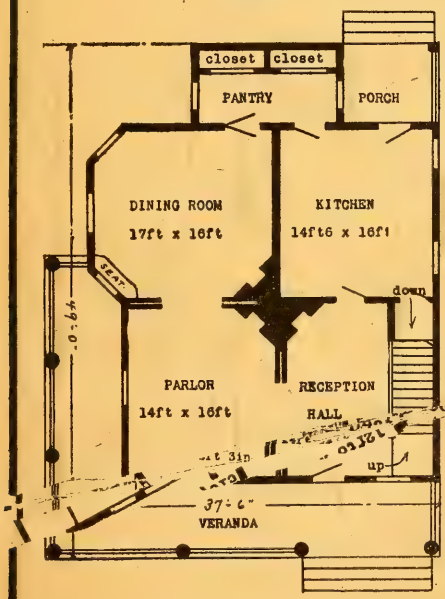


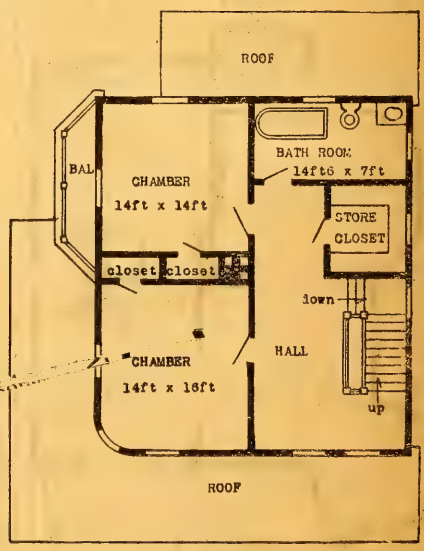


BELVIDEN RESIDENCE.—Design 1793M; cost in frame, $1,892 to $1,990; plans, $10. See page 65.

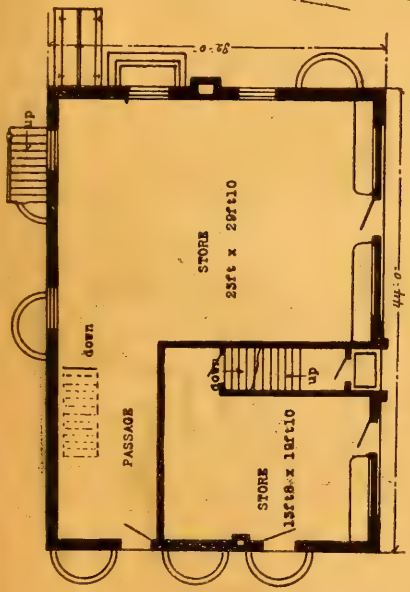
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

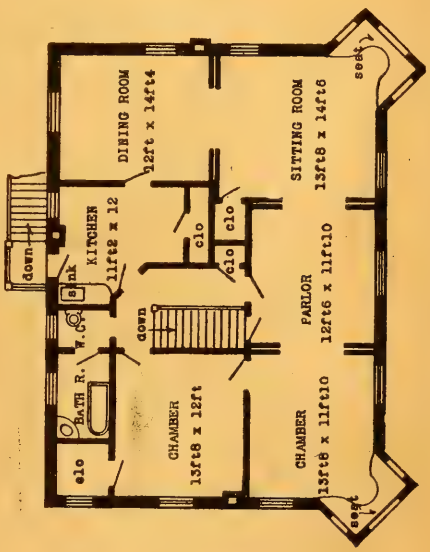






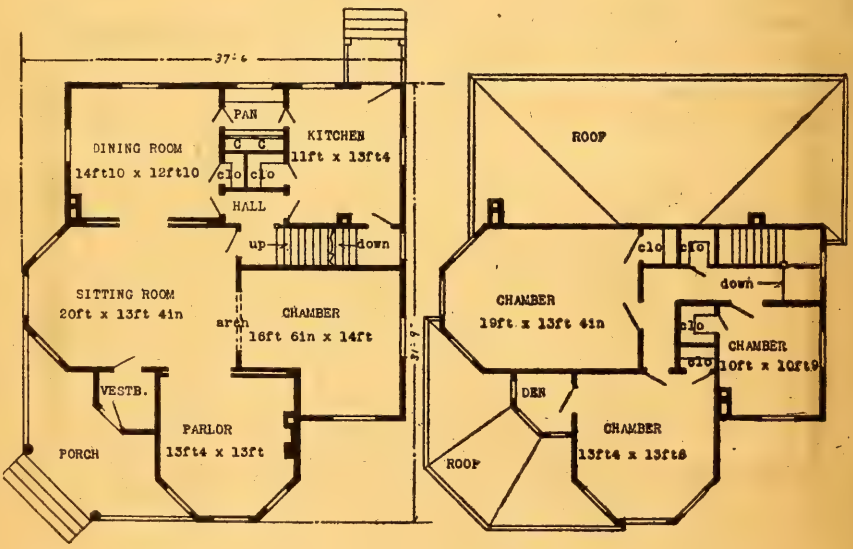
AGNEW RESIDENCE.—Design 1792M; cost in frame, $1,692 to $1,780; plans, $10. See page 65.



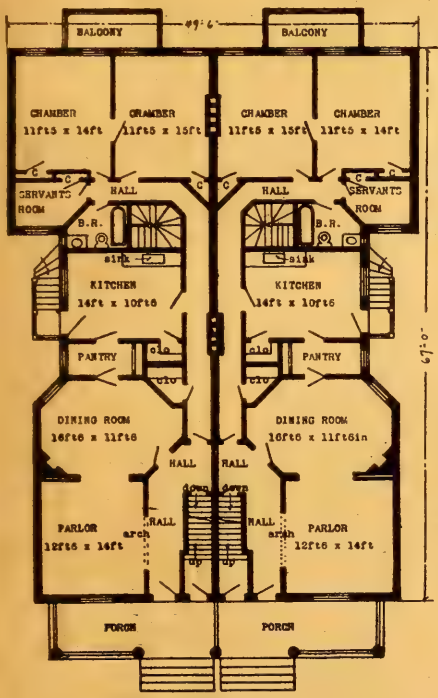


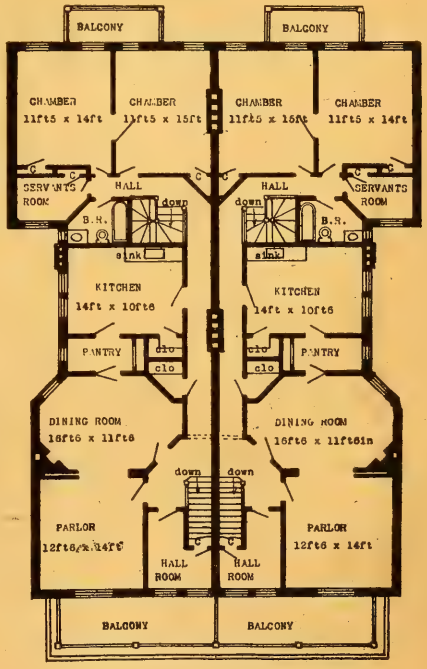
STORE AND FLAT NO. 15.—Cost in brick, $3,250 to $4,000; plans, $50.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

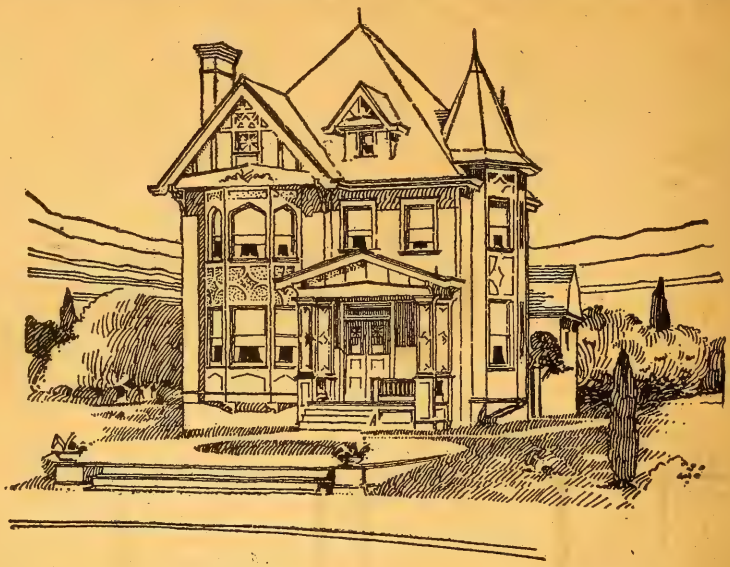


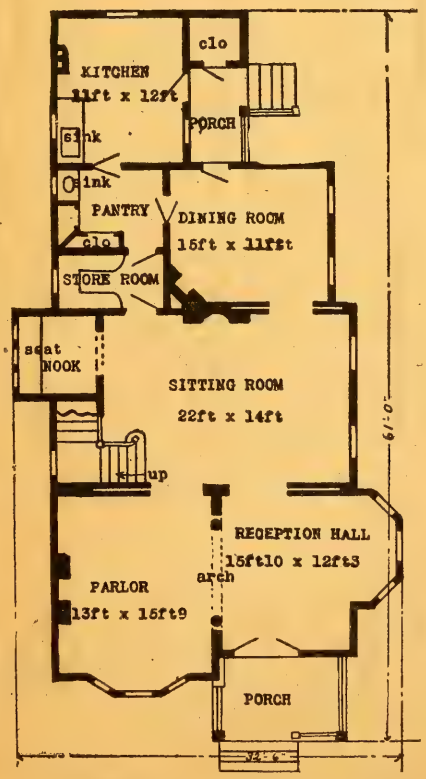
LONI COTTAGE.—Design 1793-O; cost in frame, $1,792 to $1,890; plans, $10. See page 65.

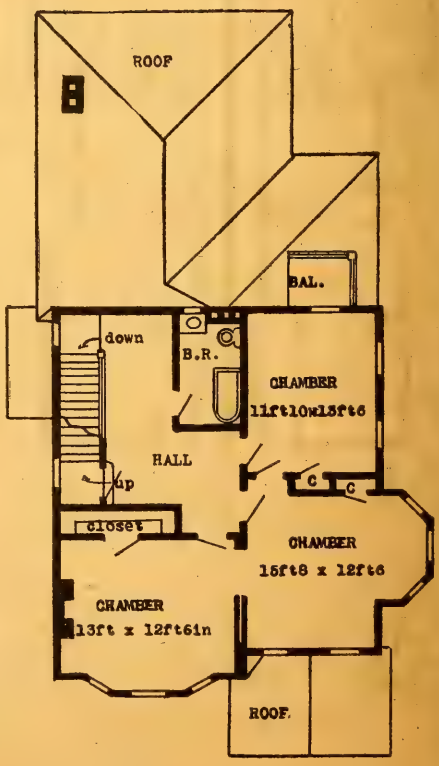




BAY CITY FLATS.—Design 1794M; cost, $7,690 to $8,500; plans, 75.

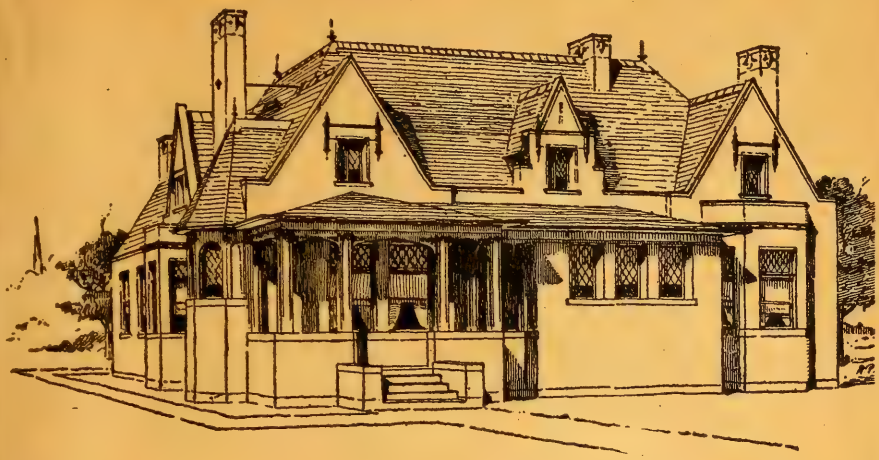




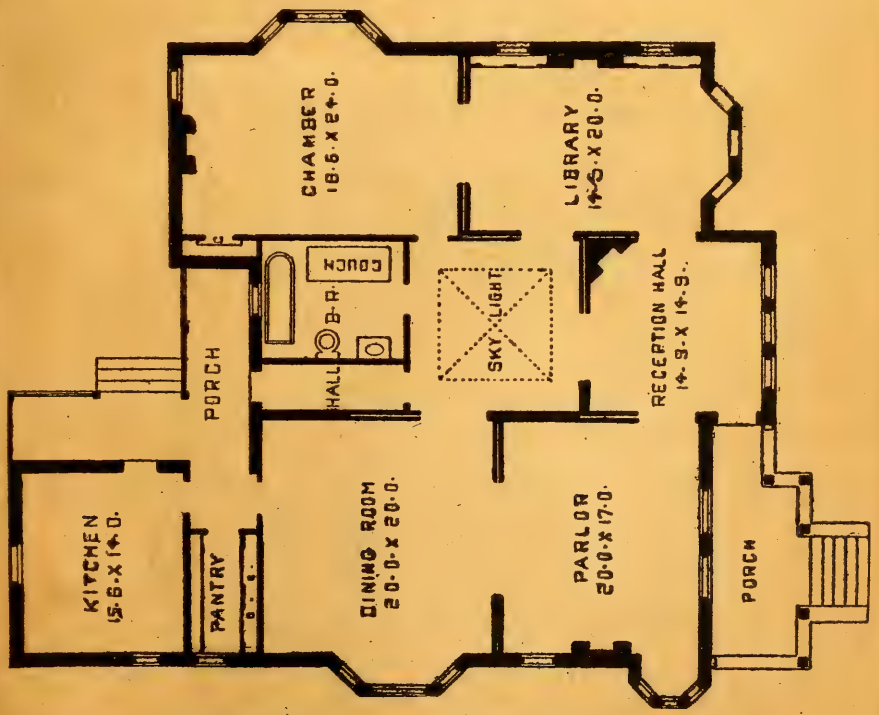


OWENDALE RESIDENCE.—Design 1795M; cost, $2,082 to $2,190; plans, $15.

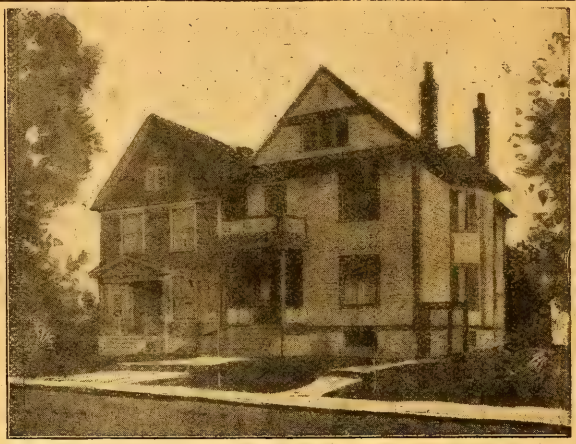
HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



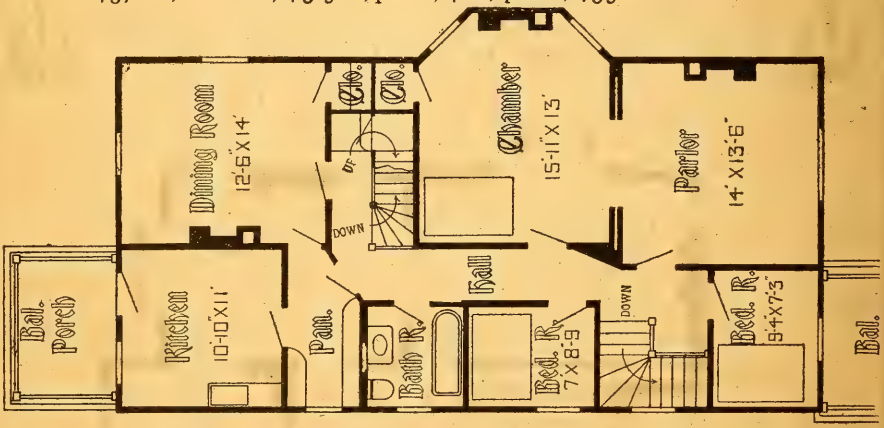
SOUTHERN HOME.—Design 5028M; cost in brick, $3,500 to $4,000; in frame, $2,000 to $2,500; plans, $35.

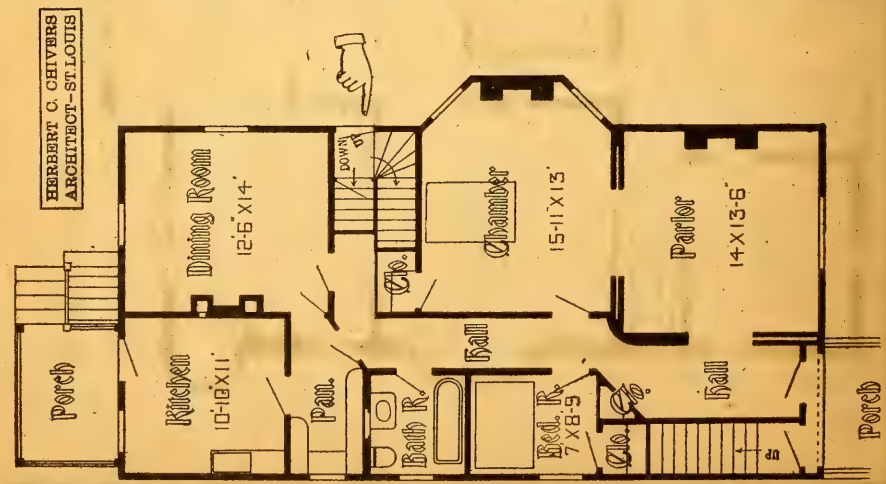


HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.



FRAME FLATS.—Design 9280M; cost in frame, $2,500 to $3,000; in brick, $3,500; plans, $12; plans, $35 in brick.

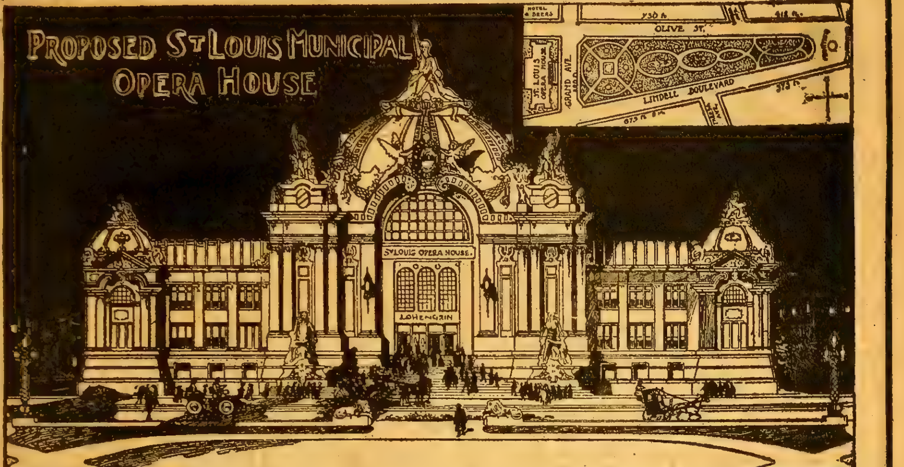




HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

ARTISTIC HOMES

SUNDAY MORNING—ST. LOUIS POST-DISPATCH—MARCH 26, 1905.



To Take the Place of the Coliseum—Suggested Site Is Wedge-Shaped Block Bounded by Grand, Lindell and Olive—Architect Chivers' Plans—Would Have the City Build a Great House for the Public Amusement, Education, Conventions, etc.

THE approaching destruction of the Coliseum to make room for the new Carnegie library, will leave St. Louis without any great auditorium for any of the great public entertainments, conventions and gatherings which are a part of the life of every great city.

When the Coliseum is gone there will be no structure in St. Louis to perform for the community those signal offices performed for Chicago by the Auditorium, for New York by Madison Square Garden and the Metropolitan Opera House, and for Kansas City by the big convention hall.

Many St. Louisans realize how hurtful this loss is going to be to the city. As a result they are suggesting something to take the place of the Coliseum—something even more pretentious. Foremost among these suggestions is a proposal that the wedge-shaped block bordered by Olive street, Lindell boulevard and Grand avenue be secured as a public property and be made the site of a great theater-auditorium structure, in which there shall be room enough for grand opera, great conventions, festivals, games and every other institution occasioning an outpouring of the people.

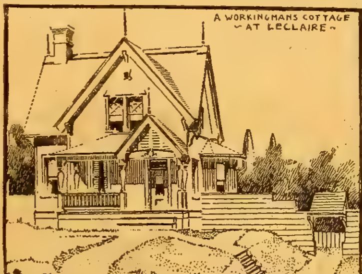
Mr. Herbert C. Chivers, a St. Louis architect, has designed a great palace for the common amusement for this elongated triangle on Grand avenue. Like many other St. Louisans, he believes that to build such a structure there and devote the rest of the tract to park uses would be to centralize there the amusement life of St. Louis, and to surround it with everything that is educative and refining. The Sunday Post-Dispatch herewith presents Mr. Chivers' design and plan.

[illegible]

LECLAIRE, ILL., HAS A NEW CO-OPERATIVE COLLEGE

LAST week a school was opened at Leclaire, Ill., where every student will be paid for studying, and may remain in school all his life if he so desires.

This institution, which is located but 18 miles from St. Louis, is the boldest and most original experiment in education yet attempted in the world. [illegible]



[illegible]

PERISTYLE APARTMENTS, ST. LOUIS.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

SUBURBAN HOMES
BY HERBERT C. CHIVERS

IRVING MAKES PLEA FOR MUNICIPAL THEATERS.

Says Lack of Healthy Amusement Is Driving People From the Small Towns to the Cities.

Manchester. Speaking at the Lord Mayor's luncheon to-day, Sir Henry Irving urged the need for municipal theaters, which he said, "would encourage the state of things opposed to high kicking and other discreditable performances."

He agreed with the Bishop of Ripon in the belief that the weariness in villages, arising from lack of healthy entertainment was driving people to the cities. If the municipalities controlled some theaters, people would have better views of life in their native towns.

WRITTEN FOR THE SUNDAY REPUBLIC.

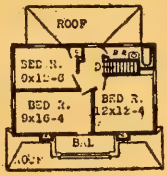
The Sunday Republic's series of plans for inexpensive frame houses, which will be given from week to week are by Herbert C. Chivers, an eminent architect of St. Louis, who has found time from his professional duties to contribute to the welfare of those that cannot ordinarily afford an architect's services, but who, nevertheless, appreciate convenience and economical plan-arrangement, combined with architectural beauty and symmetry of design. Mr. Chivers has written a number of books on architecture and is considered quite an authority on buildings of all descriptions.

To secure quaint artistic lines in a low-cost two-story cottage, it is necessary to design it with a cottage-like effect, but to get this effect would ordinarily mean cut-down, angular ceilings off the second floor and hard rooms in summer. On the other hand, if the cottage on this small scale is built with apparently two full stories, it is apt to appear stiff and angular.

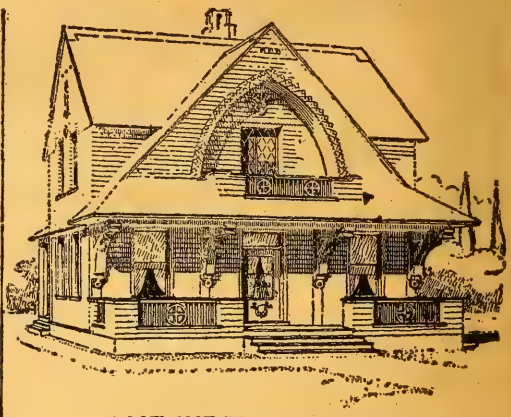
The accompanying design is for a cottage estimated to cost about $1,800, the story heights of which are 9 feet in the clear, with the front gable designed in such a manner as to give the building a cottage-like effect, everything distinctly novel and out of the ordinary, and which, with a harmonious shingle-tinted color effect, and white trimmings, is certain to be pleasing to view.

In plan-arrangement the wide brick fireplace below stairs, with seats on each side, is the attractive feature. The stairs are divided off from reception hall or living-room by turned spindles, reaching from the steps to ceiling, and the basement stairs beneath these.

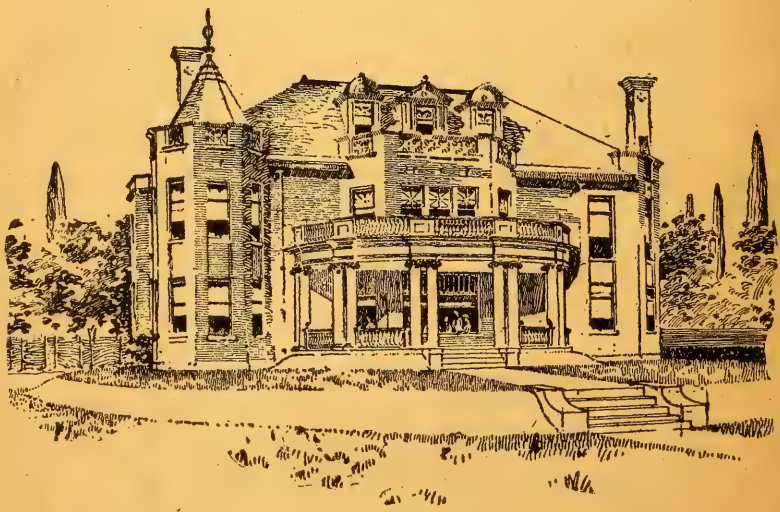
FIRST STORY.



SECOND STORY.



A LOW COST TWO STORY COTTAGE.



A STATELY HOME.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

The Daily Unio

VOLUME 7. JUNCTION CITY, KANSAS, TUESDAY, DEC. 30, 1902.

THE BIG BUSY RACKET.

"Merry Christmas

OPPOSE IT STRONGLY

Cuban Reciprocity Treaty is Again Causing Much Anxiety.

OTHER COUNTRIES BEING CONSIDERED

Germany, Does Desire for the Reduction of Her Foreign Sugar, Made Her Immediate Action Related to Those Associated Cuba.

Washington, Dec. 30.—Considerable opposition is developing to the ratification of the Cuban reciprocity treaty now pending in the senate. It is not taking quite the form the opposition to the Cuban bill took last spring, but it is in substance to give e[illegible] friends of the tr[illegible]

A MODERN HOUSE.

Mr. and Mrs. H. F. Tyler's Home Was Planned for Convenience.

One of the most attractive residences in the city is that of Mr. and Mrs. H. F. Tyler, just completed from the plans of Herbert C. Chivers, the renowned St. Louis architect. A model of architectural beauty and convenience,—a joy to its owners and a monument of the skill of its architect. Such a building should be an incentive for lot owners to procure expert talent when preparing to build. A neat, well-planned, attractive house, such as the Tyler's, reflects favorably on the good taste of its owners. The guests at the house-warming were delightfully entertained.

SOLDIER'S BODY

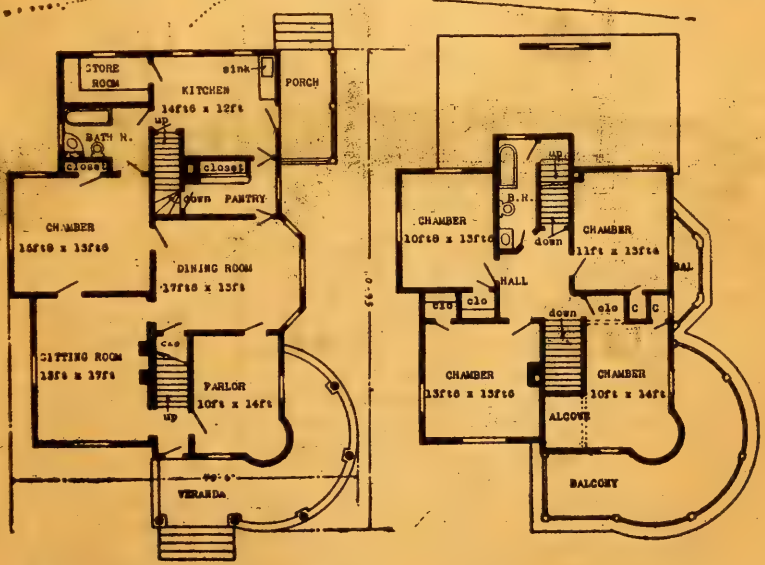
Remains of Hugh Cogan Arrive at Chapman.

The body of Hugh Cogan, who served during the Philippine campaigns in the 6th cavalry and who died [illegible] arrived in Chapman today and buried in the Indian Hill. He was a brave soldier as record in one of the regiments.

KANSAS DAY SPEE[illegible]

Program for the annual [illegible] Complete.

Gen. Leonard Wood, Gov. [illegible] and Others.



LORANGER COTTAGE.—Design 1796M; cost in frame, $2,390 to $2,489; plans, $15.

HERBERT C. CHIVERS, ARCHITECT, ST. LOUIS.

St. Louis Daily Globe-Democrat, Friday Morning, August 1, 1902.

...ed. Incorporators—Laurie A. Conz, ...R. Gamage, George A. Gamage and ...Conzes.

...ised company ... Rafter; ...nt, cultivate, own and sell orchards ...capital stock, $50,000, all paid in. ...Wilson S. Wilson, ...J. Wilson ...S. Lehmann.

...ite-selling company ... trading; 50 ...shares; ... stock, $5,... ...Incorporators—Jonathan Wish... ...John B. Joseph J. Hobbs, Richard ...M. Jamison and others.

...ke Brothers Schutzen-Club company of ... to transact a general ... business; capital stock, $50,000, ...is paid. Incorporators—Julius Feycke, ...cke and John A. Krug.

ARMY ORDERS.

...PATCH TO THE GLOBE-DEMOCRAT.

...OTON, July 31.—Leaves of absence granted as follows: Second Lieutenant ... Goolsby, 21st infantry, two months ... of sickness; First Lieutenant Henry ...1st cavalry, extended one month; First ... Elmer A. Dean, assistant surgeon, ...ne month; Col. Peter D. Vroom, in...eral, one month; Veterinarian Samuel ...5th cavalry, three months ... on account of disability, in addition to his present ...

...Louis H. Albrand, troop M, 4th cavalry, ...barracks, Mo., is transferred to troop ...alry, Fort Sheridan, Ill.

...John Grimly, company K, 20th in...ry, Fort Sheridan, Ill., is transferred to com...pany I, 8th infantry, Fort Niagara, N. Y., ...ffect of July 23 directing Lieut. Col. ...A. Smith, 29th infantry, to join his ...e revoked.

...wing officers are detailed for service ...vacancies in the inspector-general's ...: Lieut. Col. Frederick A. Smith, 29th ...ry; Maj. Herbert E. Tutherly, 11th cavalry. ...wing changes in the stations of officers ...dical department are ordered: Capt. ... Woodson, assistant surgeon, is re...m duty at Madison Barracks, N. Y., ...proceed to Fort Clark, Tex., for duty. ...pt. Thomas S. Bratton, assistant sur...n, Bratton will proceed to Fort Sam ...ston, Tex., for duty.

Surgeon George L. Cable is relieved ...at Fort Sam Houston, Tex., and will ...Camp Eagle Pass, Tex., and report to ...ending officer for duty.

...d of officers appointed by special or...der 20 to meet at Fort Douglas, Utah, ...amination of persons for appointment ...as in the United States army is dis...

Surgeon Preston S. Kellogg is re...duty at Fort Egbert, Alaska, and ...d to Fort Robinson, Neb., and report ...manding officer for duty.

...utenant Frederick McSmith, artillery ...lieved from recruiting duty at Kansas ...and will proceed to Macon, Ga., and ...recruiting officer for duty to re...utenant John F. Wilkinson, 15th ...

...ONS GRANTED.

...TO THE GLOBE-DEMOCRAT.

...July 31.—The following pensions ...

...SOURI.

Blair, Kansas City, $6; ...

John A. Lefever, Ne...Plymouth, $10; Jesse ... Michael J. Maloney, ...Hobbs, Dela., $12; ...Walter G. Ad...Smith, Liberal, $6; ...

ALTON'S NEW CHURCH.

The new church of the Redeemer, at Alton, Ill., which has just been completed, from the plans of Herbert C. Chivers, is said to have one of the best auditoriums in the country for acoustic qualities. The auditorium is octagon in shape and 53 feet high, and has a handsomely vaulted ceiling. The exterior is of buff brick, with stone trimmings, and the roof of light-green slate.

RULINGS OF THE TREASURY

SECRETARY INTERPRETS RULES FOR CUSTOMS INSPECTORS.

Decision Rendered Against Man Found with Ladies' Lace Handkerchiefs at El Paso.

SPECIAL DISPATCH TO THE GLOBE-DEMOCRAT.

WASHINGTON, July 31.—This week's issue of "Treasury Decisions," the official organ of the treasury department for promulgating rulings and opinions on legislation ...

...er, George Parker, Willis Parker, St. Louis; Mrs. Will Dougherty, Otterville, Ill.; Mrs. Robert Simmons, Miss Serena Simmons, Brighton, Ill.; Mrs. H. J. Heal, Woodburn, Ill.; Mrs. W. C. Robinson and son, Miss Libbie Heale, Woodburn, Ill.; Charles D. Haagen, Alton; Wilda Stutzman, Athens, Ill.; W. E. Rousey, Waverly, Ill.; James Wagg, Newbern; Harry Perrine, Bunker Hill, Ill.; O. S. Stutzman, Springfield, Ill.; K. Gurmaine, R. Whittere, Cleveland, Ohio; J. A. Wyllie, Mariesa, Ill.; Roy R. Robings, Medora, Ill.; George Powell, Truman Stelle, Delhi, Ill.; Edith A. Stelle, Louis H. Brockman, Jerseyville, Ill.

Mrs. R. Tunnison and Mrs. Lucy Tunnison of Whitehall, Ill., are at the W. C. T. U. ...

DURAND NOMINATED.

Michigan Democrats Name a Gold Democrat for Governor.

DETROIT, MICH., July 31.—Judge George H. Durand of Flint, who filed a vacancy ...

PATCHING UP A PEA...

MEETING OF OFFICERS OF FIRST REGIMENT, N. G. ...

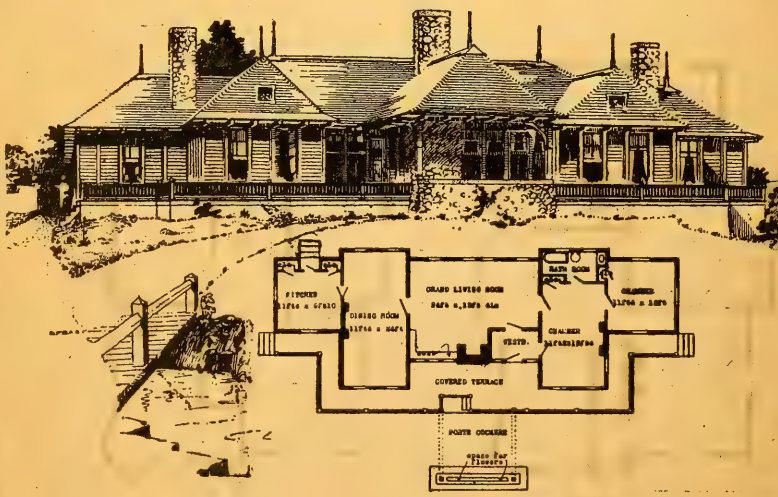
LOVING CUP FOR SIN...

Adjt. Gen. Dameron and B... Clark Present in the Inte... of Harmony.

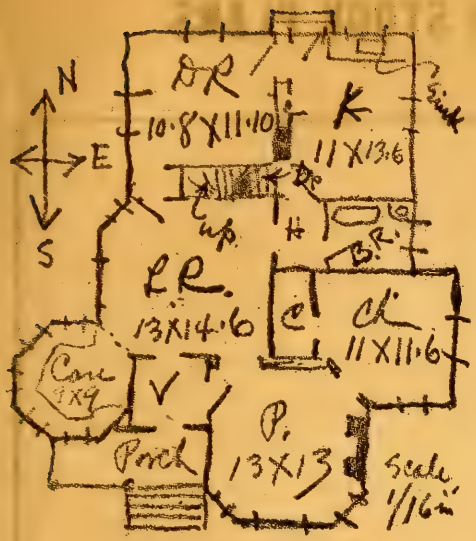
The meeting of the officers of ...regiment, N. G. M., which was ...ward to by all members of the reg... well as outsiders with the expect... the trouble in the organization ... settled therein, was held last nig... armory. The meeting lasted fr... 8:30 until 12:30 this morning. A... Dameron of Jefferson City and ... H. C. Clark of Butler, Mo., we... during a portion of the meeting, ... part of the time the staff and fi... were present. The adjutant ge... brigadier general had been in t... day, both sides to the regiment... very had seen them and pres... case, and they were present to ... harmony, if in their power ... Whether or not they succeeded ... atical. No more resignations o... cers were tendered. The only it... of a definite character given out... meeting was that the line officer... had unanimously adopted a res... buy Col. C. A. Sinclair, comman... regiment, a loving cup, to be pre... the earliest possible date at his ... and a committee of the officers ... pointed to buy the cup.

It appeared a bit strange, even ... lan, to witness the line officers hob... on their superiors during the ear... the evening, with the command... regiment, the staff and field off... adjutant general and the brigadi... waiting outside for an invitatior... in. Capt. Edward Murphy, the o... tain in attendance, presided at the ... Capt. O'Keefe of company I is th... captain, but he was out of the ci... and Lieut. Thummell of compan... the only absentees among the lin... Lieut. E. L. Dorn acted as secret... meeting.

The line officers were in ses... about 10 o'clock before Capt. ...



FURNESVILLE COTTAGE. — Design 1797M; cost in summer construction, $1,492 to $1,540; plans, $25.

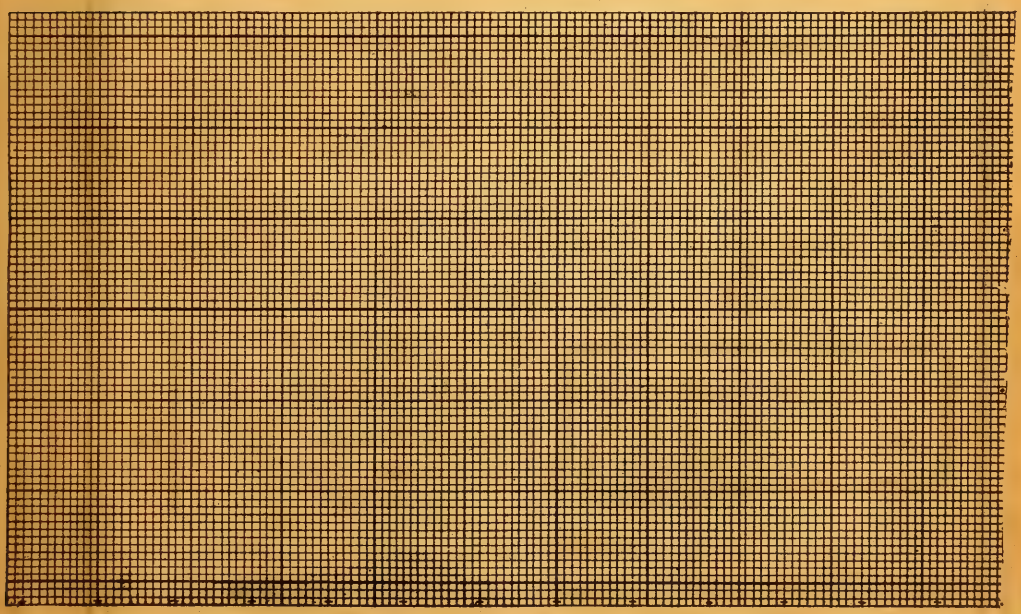


SPECIAL NOTE.

Where the conditions of any special contract is not fully carried out on the part of the party ordering plans, they are privileged to cancel order upon prompt notice, or it will be assumed as cancelled if sketches sent are held over 20 days, and the fees for work done will be determined by the universal schedule of architects charges. See sketching blank below.

SKETCHING BLANK.

IF you intend to order plans or wish to send a rough outline of the plan wanted, send for special sketching blank or place a piece of thin paper over diagram below and make rough outline, allowing each small square to represent one square foot. You will find the heavy 12-foot squares convenient in blocking off rooms. For 10-foot divisions, use cross-marked lines "x" as shown at bottom and right-hand side of sketching blank.



HOW TO ORDER STOCK PLANS.

For Special Plans See Opposite Page.

HERBERT C. CHIVERS, DATE.....
WAINWRIGHT BLDG.,
SAINT LOUIS, MO.

DEAR SIR:—

PLEASE DELIVER TO MY ADDRESS, AS GIVEN BELOW, THE PLANS OF
(*Give name of Cottage.*)

.....DESIGN NO..... ON PAGE.....

OF YOUR BOOK ENTITLED..... FOR WHICH I

SEND YOU HEREWITH $....., IN PAYMENT OF SAME.

RESPECTFULLY,

NAME.....

STREET..... TOWN..... STATE.....

HOW TO ORDER WITH CHANGES.

For Special Plans See Opposite Page,

HERBERT C. CHIVERS, DATE.....
WAINWRIGHT BLDG.,
SAINT LOUIS, MO.

DEAR SIR:—

PLEASE DELIVER TO MY ADDRESS, AS GIVEN BELOW, THE PLANS OF
(*Give name of Plans.*)

.....DESIGN NO..... ON PAGE.....

OF YOUR BOOK ENTITLED..... FOR WHICH I

SEND YOU HEREWITH $....., IN PAYMENT OF SAME.

NOTE.—Scratch out the changes not wanted and foot up the total left.

FOR STOCK PLANS, ...	$.
FOR CHANGING FLOORS, . . .	$2.75
FOR CHANGING FRONT, ...	$2.50
FOR CHANGING LEFT SIDE, . .	$2.50
FOR CHANGING RIGHT SIDE, . .	$2.50
FOR CHANGING REAR, ...	$2.50
TOTAL PAID, ...	$

NAME.....

STREET..... TOWN..... STATE.....

NOTE.—Cut out on dotted lines.

HOW TO ORDER SPECIAL PLANS (FOR FRAME.)

For Stock Plans See Opposite Page.

HERBERT C. CHIVERS,
WAINWRIGHT BLDG.,
SAINT LOUIS, MO.

DATE.....

DEAR SIR:—

PLEASE MAKE PRELIMINARY PLANS FOR MY APPROVAL, FOR WHICH I WILL PAY YOU $5 UPON DELIVERY AND $5 MORE WHEN CORRECTED TO MY SATISFACTION, AND THEN MAKE COMPLETE WORKING PLANS FOR $..... ADDITIONAL, TO BE PAID UPON DELIVERY OF THE COMPLETED PLANS, DETAILS AND SPECIFICATIONS.

NOTE.----Houses costing over $2,500 to be charged for at 2-percent on cost unless requiring personal attention.

RESPECTFULLY,

NAME.....

STREET..... TOWN..... STATE.....

HOW TO ORDER SPECIAL PLANS (FOR BRICK, STONE OR BRICK VENEER HOUSES)

For Stock Plans See Opposite Page.

HERBERT C. CHIVERS,
WAINWRIGHT BLDG.,
SAINT LOUIS, MO.

DATE.....

DEAR SIR:—

PLEASE MAKE PRELIMINARY PLANS FOR MY APPROVAL, FOR WHICH I WILL PAY YOU $5 UPON DELIVERY AND $5 MORE WHEN CORRECTED TO MY SATISFACTION, AND THEN MAKE COMPLETE WORKING PLANS FOR $..... ADDITIONAL, TO BE PAID UPON DELIVERY OF THE COMPLETED PLANS, DETAILS AND SPECIFICATIONS.

NOTE.----Houses costing over $2,500 to be charged for at 2-percent on cost unless requiring personal attention.

RESPECTFULLY,

NAME.....

STREET..... TOWN..... STATE.....

NOTE.---Cut out on dotted lines.

QUESTION BLANK.

Please fill out the following blanks as plainly as possible, and send to us when ordering plans or preliminary sketches, with clippings of suitable features wanted, and in referring to plans always give page and design numbers, also name of building. In asking questions, put them down the same as we have done, leaving space for answer.

1. Which design suits you best frame or brick? .....
2. Which porch design? .....
3. Which roof design? .....
4. Which floor plan? .....
5. What other features would you like? .....
6. What story heights 1, 1 1-2 or 2 story .....
7. What size is lot? .....
8. What direction does it face? .....
9. What are the surroundings? .....
10. What kind of heating? .....
11. What height is lot above street? .....
12. What are grades of lot, (approximately.) .....
13. When do you intend to build? .....
14. How many fire-places? .....
15. How many rooms wanted? .....
16. How many chimneys? .....
17. How do you want interior finished? .....
18. How is water supplied? .....
19. Doyou have sewers? .....
20. Do you want cess-pool? .....
21. Do you want tank in attic? .....
22. Do you want plain or ornamental design? .....
23. Do you want gas piping? .....
24. Do you want attic floored? .....
25. Do you want electric-wiring? .....
26. Do you want outside walls boxed and papered? .....
27. Do you want stone or brick foundation? .....
28. Do you want cellar under entire building? .....

REVISED PLANS.

Galveston Plan, No. 2—Sealey design, same arrangement as shown on page 249, with kitchen arranged as 13 ft. 4x14 ft. dining room, with fire-place, with 13 ft. 4x14 kitchen back of living room, with door into dining room and sitting room, with stairs to attic on second floor. Size of house 28 ft 2x29 ft. 6 in.

Cairo Cottage, No 2—Same as shown on page 191 (plan No. 1), with stairs going up from hall, with sitting room reduced to 13x13, called Cairo No. 2A; also Swodner design, same as shown in plan No. 1, with rear stairs where present kitchen closet is, with closets to parlor and two front chambers. We have plan No 1 in stone, called Zermet design.

Cairo Cottage, No. 3—Dickenson design, same as plan 2 on page 191, except front hall is omitted, with entrance and reception hall and stairs at sitting room, with rear chamber omitted, with 10 foot porch back of this, full width of house, and kitchen and laundry back of this with present kitchen as chamber, and five rooms above.

Halltown Residence, No. 3—Barker residence, same as on page 608, with stairs going up from reception hall, with rear stairs and side hall back of this, with door out onto porch, with 19x13 bay-shape sitting room back of this, with kitchen and pantry back of dining room, with dining room enlarged to 20x17 feet 3 inches, with bath room above and bay to left hand chamber.

Cairo Design, No. 2—Burger design, same as plan No. 2 on page 191, except reversed, with rear chamber omitted, with front chamber 12x14, with 3x3 closets to two main chambers, with stairs from dining room to second floor, with 2 rooms above 14x14, with store room 6x10, with octagon tower room off of main room, size 12 feet, with dumb waiter to kitchen and cellar stairs, and vestibule in front hall.

Ogden Design, No 2—Allison plan, same as on page 437, with parlor 18x14, with dining room as library, with square projecting bay window, with dining room 18 x12 back of main stairs, with kitchen 13 x13 feet back of this, with rear stairs, with large pantry, with five rooms and bath above.

Carlos Residence—Wild plan, same as on page 644 and described on page 653, except house is shorter (length 51), with pantry, rear stairs and both in place of summer dining room, with sitting room opening to both, and a side porch, with kitchen 17x12, no bath room above, with one small extra chamber.

Baraboo Cottage, No. 4—Rowe design, same as plan on page 206, except corner mantle to parlor, with no mantle above.

Thornton Cottage—Cottrell design, same as on page 787, but larger, with porch on both sides of house, with 24x18 ft. dining room where bath now is, with windows on both sides, with large bay, with bath and pantry back of this, with large 12 foot inside porch in direct extension of central hall.

Cincinnati Cottage, No. 3—Fritzinger design, same as on page 771, except fireplace to parlor and sliding doors from parlor into dining room and to sitting room.

Piqua Residence—Lathrop design, same as shown on page 400, except 13 ft 6x18 ft. 6 parlor, with octagon bay-shape front, with 5x11 pantry, and 3x5 closet to dining room, with direct connection between dining room and kitchen

Olathe Cottage, No. 3—Brook design, same as Olathe on page 190, with combination fire-place to parlor, dining room and middle chamber, with 7x5 vestibule at front entrance, with parlor 21x15, front chamber 13x17, next chamber 17x12, dining room 21x16, back chamber 14x12, rear vestibule to kitchen 5x5, with door also into 10x12 servants' room back of this, with four chambers above, sizes 12x12, 11x12, 12x15 and 11x12.

Dodgeson Cottage, No. 2—Cowan design, same as shown on page 64, without bay to dining room.

Allegheny Cottage, No. 3—Garten design, in brick, same as shown on page 135, with halls left out and fire-place to living room only, with 16x12 dining room in place of pantry, with kitchen back of this. Entire plan is reversed to this arrangement, with porch on right hand side, but prints can be furnished with porch on left hand side.

Lambville Plan, No. 4—Howell design, same as shown on page 655, with front porch extending back length of parlor on left hand side, with fire-place and closet between parlor and dining room, with rear stairs and rear hall without enlarging building.

Duvall Residence, No. 2—Banworth design, same as on page 477, with parlor 14x13, dining room 12x14, used as sitting room, with 13x14 sitting room used as dining room, connected by sliding doors instead of arch, with pantry, bath and 16x12 kitchen back of this, and four chambers above.

Pinckneyville Design, No. 4—Seabrook design, same as shown on page 611, but more elaborate front, with porch extending around to sides, with round corners with general plan reversed, with parlor 17x19, with bow window, with library back of this 15x17, with 14x20 central hall, with dining room 17x20, with bay, same as parlor, with kitchen 17x12, with bays to front rooms extending up to front chambers, with four chambers, sizes 17x18, 17x18, 14x18 and 14x12.

Norman Cottage, No. 23—Becker design, same as shown on page 149, but in brick, with hall extending from 14x16 reception hall to rear porch, with entire plan reversed.

Elmwood Residence, No. 7—Taylor design, same as on page 709, except hip roof and attic story, with fire-place in sitting room.

Papinsville Cottage—Frazier design, same as on page 139, with porch and tower and vestibule to parlor side, instead of as shown.

De Soto Plan, No 2—James design, same as on page 555, except 13x14 ft. front chamber used as hall, with corner fireplace, with next chamber as dining room, connecting with 5 ft. sliding door, with bath as pantry, with 13x15 kitchen back of this, with parlor 18 ft. 6 in. by 15 ft., with chamber back of this 14 ft. 6 in. by 13 ft., with bath where marked pantry, with 13x15 ft chamber where marked kitchen.

St. Louis Plan, No. 5—Meriman design, same as on page 199, except 9 ft. story, simpler roof, parlor 13 ft. 4x13 ft., dining room 13 ft. 4x15 ft., kitchen 13 ft. 4x11 ft., 5x10 ft. pantry built on, main bedroom 13 ft. 4x14 ft. 6 in., bedroom over library 13 ft. 4x10 ft. 6 in (no bay to second story), bedrooms 13 ft. 4x12 ft. 4 in. and 7 ft. 10x—

Oakland, No. 2—Wild design, same as on page 34, with one-story 5x8 pantry and 10 ft. 6x14 ft. kitchen, with china case in place of dining room mantle and 5x10 rear porch.

Lancell Residence, No. 2—Eaton design, same as on page 606, with stoop and door to dining room, with rear porch extending to sitting room, with 16x18 kitchen and balcony in front, the same as Edgefield Cottage on page 605.

Dexter, No. 2—Stephens design, same as on page 452, except size 32x35 ft. 6 in., story heights 10 ft., parlor 15x15 ft. 6 in., dining room 15x15 ft., kitchen 15 ft. 6x15, chambers 15x15, 15x13 ft. 4 in., 11 ft 2x15 ft. 8 in., with corner fire-place in parlor and room above.

CLASSIFED PLANS.

NARROW LOT HOUSES

Pages 81, 134, 140, 162, 170, 287, 307, 398, 658, 659, 660, 661, 668, 670, 689, 695, 697, 702, 731, 765, 766, 768, 780.

SUMMER COTTAGES.

Pages 33 to 64, 81, 83, 99, 101, 107, 109, 110, 115, 124, 126, 128, 152, 153, 167, 194, 284, 297, 302, 333, 337, 353, 358, 372, 373, 406, 408, 431, 440, 445, 450, 462, 477, 478, 501, 508, 545, 558, 609, 751, 759, 813.

ONE-STORY COTTAGES.

The one-story cottage is perhaps the most home-like affair that was ever built, especially for the good housewife, who does her own work and its advantages are: all rooms within easy reach, no stairs to climb, and no long cold halls. Some very good plans will be found on the following pages: 66 to 185, 289, 294, 297, 299, 302, 332, 333, 342, 344, 348, 354, 772, 773.

BRICK COTTAGES.

Pages 90, 91, 97, 146, 169, 192, 240, 254, 263, 401.

COUNTRY HOMES.

Pages 233, 283, 331, 480, 540, 545, 547, 559, 561, 569, 609, 610, 611, 613, 619, 627, 628, 645, 663, 683, 749, 759, 760, 761, 774, 787, 812.

NARROW LOT HOUSES.

Pages 81, 134, 140, 162, 170, 287, 307, 398, 658, 659, 660, 661, 668, 670, 689, 695, 697, 702, 731, 765, 766, 768, 780.

PHYSICIANS' HOMES.

Residences suitable for physicians' homes can be found on pages 133, 166, 172, 386, 387, 418, 456, 462, 480, 510, 514, 519, 546, 561, 600, 758, 760, 763.

GROUND FLOOR BATH ROOM HOUSES.

In some localities, or where there are invalids in the family, a first-story bath room is desirable and such plans will be found on the following pages: 208, 210, 224, 241, 280, 297, 298, 299, 303, 312, 316, 317, 318, 320, 329, 335, 336, 338, 347, 351, 354, 359, 485, 495, 496, 514, 517, 518, 519, 531, 533, 534, 535, 541, 542, 544, 546, 548, 551, 552, 553, 554, 555, 557, 558, 560, 561, 574, 575, 577, 578, 579, 580, 581, 583 to 609, 615, 623, 632, 634, 646, 655, 731, 732, 734, 749, 753, 755, 756, 757, 761, 779, 786, 787, 791, 804, 809, 813, 816, 821, 822, 823, 824, 829, 831.

STABLES.

Pages 182, 299, 313, 317, 324, 379, 457, 649, 652, 667, 671, 824, 826.

TWO STORY COTTAGES.

In order to economize in roof and foundations, it is sometimes well to build two stories, yet not so convenient. Some very economical two-story cottages will be found on the following pages: 193, 196, 197, 199, 218, 220, 288, 300, 308, 309, 326, 364, 370, 372, 384, 433, 443, 444, 448, 449, 456, 474, 754, 800, 815.

FLAT BUILDINGS.

St. Louis is the greatest city in the country for flat buildings, and having planned hundreds of such buildings in the city, can give my out of town clients, who wish special plans prepared, the benefit of a very large experience in this line. I give a few flat plans on the following pages: 684, 788, 790, 798, 810.

DOUBLE HOUSES.

I publish a special book on double houses, price 50 cents, and give a few plans of same on the following pages: 290, 342, 684, 794 to 799, 811.

BRICK HOUSES.

My practice in the city of St. Louis is confined almost exclusively to office buildings, apartment buildings, churches, flats, and high class brick residences. I do not publish plans of any of these, as they are too costly to interest the average house owner. I give plans, however, of a few suitable suburban brick houses, on the following pages: 90, 91, 97, 169, 293, 313, 412, 476, 486, 546, 559, 653, 654, 656 to 704, 749, 750, 764, 801 to 812

SOUTHERN HOMES.

We plan a great many Southern houses, and have given the special requirements of same very close attention. Some houses especially adapted for Southern houses will be found on the following pages: 306, 311, 314, 316, 317, 325, 330, 334, 336, 350, 351, 352, 407, 434, 475, 479, 480, 513, 522, 549, 550, 552, 556, 557, 560, 561, 562, 563, 564, 565 to 573, 576, 577, 608, 618, 619, 629, 640, 641 to 655, 711, 825, 827.

SOUTHERN COTTAGES.

Pages 128, 130, 157, 160, 167, 168, 169, 173, 180, 193, 208, 209, 297, 298, 299, 311, 332, 338, 344, 348, 367, 522, 582, 612, 613, 614, 615, 705, 706, 756, 766, 767, 814, 822.

COUNTRY HOMES.

Pages 233, 283, 331, 480, 540, 545, 547, 559, 561, 569, 609, 611, 613, 619, 627, 628, 645, 663, 683, 749, 759, 760, 761, 774, 787, 812.

INDEX

Aden Cottage..... 238
Adirondack Cottage..... 171
Agnew Residence..... 1000
Albany Residence..... 653
Albany Cottage..... 170
Alberta Cottage..... 196
Albert Lee Cottage..... 23
Albemarle Cottage..... 158
Aldrich Residence..... 634
Alledonia Cottage..... 744
Alledonia Cottage..... 745
Alledonia Cottage..... 759
Allentown Cottage..... 509
Alleghany Cottage..... 135
Allendale Cottage..... 238
Alexis Residence..... 527
Algona Residence..... 736
Algu Cottage..... 461
Alhambra Residence..... 336
Alpina Residence..... 292
Alpine Residence..... 463
Alta-Sita Residence..... 680
Alton Residence..... 390
Alton Residence, No. 2..... 479
Altoona Residence..... 392
Alveda Cottage..... 357
Amasa Residence..... 519
Amesville Residence..... 500
Amhurst Cottage..... 42
Amity Residence..... 285
Anderson Cottage..... 663
Anderson Residence..... 664
Angola Residence..... 353
Angola Residence..... 334
Anita Residence..... 642
Anoka Residence..... 539
Applegate Residence..... 566
Aramada Residence..... 303
Arl Residence..... 542
Arkville Cottage..... 148
Armanda Cottage..... 363
Aroma Residence..... 657
Asheville Cottage..... 50
Atlanta Cottage..... 58 and 59
Atlanta Residence..... 649
Atlantic City Residence..... 408
Auburn Residence..... 812
Austin Cottage..... 150
Avena Residence..... 543
Avilla Cottage..... 213
Avon Residence..... 450
Bainbridge Residence..... 722
Baltimore Cottage..... 174
Balvia Residence..... 456
Ballou Residence..... 427
Baraboo Cottage..... 206
Baraboo Cottage, No. 2..... 207
Baraboo Cottage, No. 3..... 208
Baraboo No. 10..... 320
Bardolph Residence..... 760
Batmer Cottage..... 63
Bay City Flats..... 1003
Beatrice Residence..... 492
Beauford Residence..... 645
Beebe 221
Beechmont Residence..... 333
Belmont Resident..... 280
Belton 188
Belviden Residence..... 999
Bellaire Residence..... 631
Belleville Residence..... 662
Bell Valley Cottage..... 178
Benzonia Residence..... 166
Benton Harbor Cottage..... 738
Benton Harbor Cottage..... 739
Beswick Residence..... 585
Beswick Residence..... 607
Birdsview Cottage..... 474
Birmingham Cottage..... 425
Black Hills Residence..... 196
Blyville Cottage..... 131
Blossom Hill Cottage..... 283
Bloomington Residence..... 214
Bloofield Residence..... 277
Bordeaux Cottage..... 112
Boston Cottage..... 279
Boston Residence..... 480
Boonville Residence..... 440
Bowling Green Cottage..... 209
Boyalton Residence..... 317
Bramhall Cottage..... 169
Brayton Cottage..... 737
Brewersville Cottage..... 742
Brewersville Cottage..... 743
British Columbia Cottage..... 45
Briceville Cottage..... 98
Brick Flats..... 684
Bridgetown Residence..... 460
Brocton Residence..... 464
Bronson Residence..... 523
Brownstown Cottage..... 709
Brooksville Cottage..... 153
Brooklyn Residence..... 501
Brooklyn Residence..... 610
Bryson Residence..... 538
Buckingham Cottage..... 246
Buckfield Residence..... 266
Buffalo Cottage..... 35
Buffalo Cottage..... 674
Buffalo Residence..... 695
Burbank Cottage..... 815
Burbank Cottage..... 820
Burea Cottage..... 593
Burgin Residence..... 762
Burnswick Residence..... 289
Burtville Cottage..... 259
Burrows Cottage..... 585
Bushfield Cottage..... 397
Butler Cottage..... 378
Butler Residence..... 681
Byesville Residence..... 178
Cairo Cottage..... 191
Cairo Cottage..... 192
Carbon Residence..... 802
Carlisle Cottage..... 73
Carytown Cottage..... 72
Cambrige Cottage..... 85
Campbell Residence..... 684
Campbell Residence..... 660
Canton Cottage..... 86
Canastota Residence..... 516
Canastola Residence..... 793
Canistee Residence..... 531
Cantine Cottage..... 604
Cape May Cottage..... 372
Cape Residence..... 667
Carbondale Residence..... 359
Carbondale Residence..... 648
Carlos Residence..... 653
Carlos Residence..... 644
Carondelet Cottage..... 263
Carr Cottage..... 181
Carrow Residence 764
Casiton Residence..... 622
Castorville Residence..... 559
Casville Cottage..... 181
Catawla Residence..... 418
Catasauqua Residence..... 515
Caywood Residence..... 728
Cedar Bluff Cottage..... 67
Cedar Cottage..... 185
Ceresco Residence..... 573
Ceresco Residence..... 306
Chagrin Falls Cottage..... 361
Champaign Residence..... 397
Charlevoix Residence..... 719
Chartley 728
Chattanooga Residence..... 252
Cheap Cottages..... 23
Cheap Cottages..... 96
Chervelah Residence..... 621
Cherryville Cottage..... 380
Chesterton Residence..... 522
Chestonia Residence..... 315
Chula Cottage..... 94
Chilton Residence..... 494

— INDEX —

Chrisman Residence..... 576
Cincinnati Residence..... 771
Cincinnati Cottage..... 771
City Residence..... 429
City Home..... 733
City Residence..... 674
City Residence..... 661
City House..... 678
City Residence..... 682
City Residence..... 668
City Residence..... 683
City House..... 688
City House..... 689
City House..... 774
City Residence..... 692
City Residence..... 693
City House..... 698
City Residence..... 700
City Residence..... 701
City Residence..... 663
Clarendonia Residence..... 514
Claremont Cottage..... 242
Clarksdale Cottage..... 92
Clarksburg Residence..... 442
Cliffwood Cottage..... 71
Clifton Springs Cottage..... 157
Clifton Residence..... 286
Clifton Cottage..... 378
Clifford Cottage..... 142
Cliff Cave Cottage..... 508
Clinton Cottage..... 132
Clinton Residence..... 488
Cloverdale Cottage..... 151
Club House..... 746
Coffeyville Residence..... 222
Coleman Cottage..... 76
Colfax Residence..... 707
Coloma Residence..... 311
Colona Residence..... 343
Colonial Residence..... 593
Colonial Residence..... 625
Colorado Cottage..... 189
Colorado Springs Cottage..... 188
Columbus Residence..... 355
Columbus Residence..... 613
Columbus Residence, No. 2..... 628
Collurn Cottage..... 612
Compton Heights Residence..... 639
Constantine Residence..... 813
Converse Residence..... 564
Conneaut Residence..... 583
Conneaut Residence, No. 2..... 584
Corapolis Cottage..... 332
Coronoca Cottage..... 113
Corwin Cottage..... 154
Corner Lot Cottage..... 172
Corunna Cottage..... 297
Corner Lot Residence..... 775
Country Home..... 460
Country Home..... 488
Country Home..... 624
Covington Residence..... 40
Cowellville Residence..... 715
Craigville Residence..... 562
Creola Cottage..... 458
Crevi Residence..... 172
Cruthersville Cottage..... 287
Cuero..... 212
Cutting Residence..... 328
Cuyaboga Falls Cottage..... 182
Cynthiana Cottage..... 155
Danbury Cottage..... 136
Dafter Residence..... 365
Darby Cottage..... 198
Daughton Residence..... 750
Dawkins Cottage..... 114
Dayton Cottage..... 52
Deadwood Cottage..... 163
Delvey Cottage..... 26
Delny Residence..... 318
Delphos Residence..... 598
Delmar Residence..... 669
Denver Cottage..... 232
Denver Residence..... 675
Dentonville Residence..... 733
Derby Residence..... 714
De Soto Cottage..... 554
Des Moines Residence..... 589
Design Residence..... 602
Design 8254 M..... 690
Design 8255 M..... 691
Design 8252 M..... 703
Design 8257 M..... 704
Detroit Cottage..... 89
Detroit Residence..... 671
Detroit Residence, No. 2..... 670
Devon Residence..... 614
Dexter Plan..... 452
Dexter Plan, No. 2..... 453
Dimondale Residence..... 525
Dinkeyville Cottage..... 82
Dixon Residence..... 271
Dixmont Residence..... 803
Dodgeson Cottage..... 64
Dolandus Cottage..... 781
Donnell Cottage..... 173
Dorcey Residence..... 658
Dorset Residence..... 518
Dorsey Residence..... 305
Dorsey Residence..... 571
Double House..... 686
Double Flat..... 798
Douglas Residence..... 646
Douty Cottage..... 609
Dover Cottage..... 69
Dryden Residence..... 507
Dulaney Residence..... 387
Dunbar Cottake..... 66
Dunfee Residence..... 513
DuPue Cottage..... 383
Durley Cottage..... 202
Duvall Residence..... 477
Duxbury Residence..... 599
Dwight Residence..... 666
Dyersburg Cottage..... 253
Dyersburg Cottage, No. 2..... 367
Dyson Cottage..... 115
Dykesville Cottage..... 211
Earlsboro Cottage..... 217
East Side Cottage..... 96
Eagleton Residence..... 357
Ebenezer Cottage..... 335
Edgefield Cottage..... 605
Eggerson Cottage..... 779
Edinberg Residence..... 470
Edmore Residence..... 307
Edmore Residence..... 313
Effner Cottage..... 173
Effner Residence..... 540
Elberta Residence..... 495
Elberta Residence..... 509
Elder Cottage..... 80
Eldee Cottage..... 147
Elkhorn Cottage..... 473
Elkins Residence..... 591
Elko Cottage..... 188
Elkton Residence..... 330
Elmira Cottage..... 393
Elmton Residence..... 20
Elmwood Residence..... 708
Elmwood Cottage, No. 2..... 709
Elmwood Residence, No. 5..... 736
Elmwood Residence, No. 6..... 346
Elliston Cottage..... 457
Elsdon Residence..... 302
Elsdon Cottage..... 31
Elva Cottage..... 51
Elyria Residence..... 799
Emmetsburg Cottage..... 93
Encorces Residence..... 526
Endell Residence..... 640
Englewood Residence..... 768
English Cottage..... 229
English House..... 268
Enon Residence..... 323
Erda Residence..... 769

— INDEX —

Erie Cottage..... 55
Estella Residence..... 608
Estella Residence..... 668
Estella Plan, No. 3..... 647
Estella Plan, No. 4..... 645
Essen Residence..... 331
Etna Residence..... 455
Euclid Residence..... 665
Euclid Residence..... 702
Eula Residence..... 384
Eureka Cottage..... 244
Evanston Cottage..... 175
Evanston Residence..... 265
Ezell Cottage.....116 and 117
Fairview Cottage..... 56
Fairfield Cottage..... 83
Fairfield Cottage..... 250
Fauston Residence..... 694
Fauston Residence..... 696
Felchville Cottage 261
Fennville Residence..... 309
Fernville Residence..... 726
Ferguson Residence..... 713
Ferguson Residence, No. 2..... 712
Ferrysburg Cottage..... 294
Festina Cottage..... 219
Feldon Residence..... 795
Filbert Cottage..... 116
Filmore Cottage..... 258
Fillmore Cottage..... 506
Fincastle Residence..... 288
Fleming 392
Folsom Residence..... 436
Folksville Cottage..... 77
Fon du Lac Cottage..... 228
Fort Dodge Residence..... 368
Fowler Residence..... 392
Fragmore Residence..... 429
Frame Flats..... 1006
Fredonia Cottage..... 118
Fredonia Cottage..... 156
Freeburg Residence..... 454
Froston Residence..... 590
Froston Residence..... 791
Fruitport Residence..... 337
Ft. Fisher Cottage..... 90
Ft. Snelling Cottage..... 146
Fulton Residence..... 724
Furnesville Cottage..... 1010
Gaffney Residence..... 118
Galveston Cottage..... 249
Gallatin Residence..... 376
Galina Residence..... 581
Galya Cottage..... 767
Gaybrook Residence..... 417
Gaylord Cottage..... 780
Geneva Lake Cottage..... 770
Genoa Residence..... 345
Genora Residence..... 447
Georgia Residence..... 484
Glencastle Residence..... 801
Glencoe Residence..... 439
Glendale Cottage..... 235
Glouster Residence..... 643
Glover Cottage..... 375
Gourdin Cottage..... 119
Goodland Residence..... 396
Gowanda Residence..... 612
Gowanda Residence..... 533
Gowen Residence..... 570
Granite City Residence..... 43
Granville Residence..... 728
Grand Forks Residence..... 364
Grand Folks Residence..... 512
Graydon Residence..... 290
Graysboro Cottage..... 239
Green Park Cottage..... 220
Greentown Residence..... 563
Grove Lake Cottage..... 152
Guion Residence..... 544
Gurnee Residence..... 351
Guston Residence..... 569
Gustonia Residence..... 310
Gypsum Residence..... 555
Haddonfield Residence..... 431
Hagerstown Cottage..... 221
Hague Residence..... 811
Haleton Cottage..... 785
Halltown Residence..... 608
Halltown Cottage..... 369
Hampton Residence..... 218
Hammond Residence..... 444
Hanover Cottage..... 140
Hannibal Residence..... 588
Harlan Cottage..... 358
Harlem Cottage..... 161
Harpswell Cottage..... 63
Hartford Cottage..... 171
Harthorn 377
Hartley 190
Hartville Cottage..... 140
Hartwood Residence..... 817
Harvard Cottage..... 243
Harris 224
Harrisburg Cottage..... 165
Harrisburg Cottage, No. 2..... 165
Hasting Cottage..... 264
Hecla Residence..... 587
Helwegsdale Cottage..... 595
Henderson Cottage..... 281
Hessville Residence..... 345
Hiemensdale Cottage..... 578
Hibernia Residence..... 120
Hillsboro Residence..... 727
Hinton Residence..... 476
Hoboken Residence..... 414
Holcomb Residence..... 712
Hollis Residence..... 815
Honeyhill Cottage..... 121
Hopkinsville Residence..... 448
Hopkinsville Residence..... 481
Horald Residence..... 499
Hornlake Cottage..... 95
Hornsboro Cottage..... 122
Howell Residence..... 337
Hudson River Residence..... 627
Hungerford Cottage..... 26
Hutchinson Residence..... 620
Idlewild Residence..... 819
Iona Residence..... 497
Ira Cottage..... 628
Irondale Cottage..... 240
Itasca Residence..... 339
Itasca Residence, No. 2..... 339
Jackson Residence..... 391
Jalon Residence..... 647
Jamaica Residence..... 376
Jamesville Residence..... 379
Jamestown Cottage..... 445
Jenero Residence..... 773
Jeneva 383
Jenison Residence..... 319
Jerico Cottage..... 424
Jerseyville Residence..... 430
Jersey City Residence..... 688
Jingo Residence..... 233
Joel Residence..... 624
Joliet Residence..... 193
Jolon Residence..... 818
Jordonville Cottage..... 123
Joslin Residence..... 398
Joy Residence..... 415
Julietta Residence..... 761
Juneau Cottage..... 354
Kalamazoo Residence..... 453
Kaliva Residence..... 308
Kalkaska Cottage..... 30
Kankakee Cottage..... 800
Kedron Cottage..... 193
Keleva Residence..... 469
Kendallsville Residence..... 768
Kensico Residence..... 816
Kenton Residence..... 756
Kent Residence..... 396

— INDEX —

Kenneth Residence..... 361
Kennard Cottage..... 19
Keokuk Residence..... 579
Kernesville Cottage, No. 2 and 3..... 167
Kershaw Cottage..... 111
Kickapoo Residence..... 726
Kildare Cottage..... 818
Kimbalten Cottage..... 177
Kingstree Cottage.....124 and 125
Kingslow Plan..... 200
Kingston Cottage..... 363
Kona Cottage..... 443
Kokimo Residence..... 468
Kouts Residence..... 753
La Fontain Residence..... 740
La Fontain Residence..... 741
Lakeside Residence..... 406
Lakeview Cottage..... 478
Lambsville Residence..... 655
Lancaster Residence..... 449
Lancell Residence..... 606
Lapel 574
Larnard Cottage..... 371
Latimer Residence..... 517
Lake George Cottage..... 226
Laurel Cottage..... 143
Lavada Cottage..... 241
Lawndale Cottage..... 363
Leadville Cottage..... 254
Lebanon Residence..... 650
Lebos Cottage..... 424
Lempsdale Residence..... 792
Lenarvee Cottage..... 747
Lennon Residence..... 296
Lewisburg Cottage..... 99
Linden Cottage..... 356
Lodi Cottage..... 215
Lomera Residence..... ...
Long Island Cottage..... 33
Longview 556
Loni Cottage..... 1002
Loranger Cottage..... 1009
Los Angeles Cottage..... 88
Lowell Cottage..... 234
Lowell Cottage..... ...
Lowelltown Residence..... 804
Luella Residence..... 410
Lulu Residence..... 621
Luxoria Cottage..... 274
Mackinaw Cottage..... 734
Madison Cottage..... 778
Madison Cottage..... 24
Magnolia Residence..... 394
Magu Cottage..... 461
Maltby Residence..... 291
Man Kato Cottage..... 75
Maynard Cottage..... 124
Marco Cottage..... 176
Manetta Cottage..... 180
Manhattan Residence..... 618
Manhattan Residence..... 633
Manistee Cottage..... 201
Manistee Residence..... 404
Manistee, revised..... 561
Manistee Cottage, No. 9.....574
Manistee Cottage, No. 8..... 575
Mansfield Residence..... 625
Manston Residence..... 407
Marilla Residence..... 820
Marilla Residence..... 534
Markleville Cottage..... 741
Marinetee Residence..... 340
Marleboro Residence..... 203
Marleboro Cottage No. 2..... 204
Marlow Cottage..... 222
Marence Residence..... 541
Marengo Residence..... 405
Marselles Residence..... 467
Massilion Residence..... 487
Mascautah Residence..... 638
Maza Cottage..... 219
Maverick 636
Mayon Residence..... 341
McWilliams Residence..... 205
Mecca Residence..... 270
Mershon Residence..... 312
Metropolis City Residence..... 446
Melrose Residence..... 463
Melville Cottage..... 54
Melvin Residence..... 814
Memphis Cottage..... 178
Menosha Residence..... 343
Menard Residence..... 346
Mesa Cottage..... 270
Miltenberger 790
Milwaukee Apartment..... 699
Millsdale Residence..... 352
Millbridge Residence..... 305
Millberry Residence..... 552
Mineoda Residence..... 423
Mingo Residence..... 597
Minooka Residence..... 352
Miscellaneous Designs..... 687
Moberly Residence..... 725
Mobile Cottage..... 159
Modena Residence..... 821
Moderate Cost House..... 65
Monkton 600
Monkton Residence..... 668
Monroe Residence..... 797
Montana Cottage..... 84
Monteer Residence..... 641
Monterey Residence..... 630
Montgomery Residence..... 284
Montpelier Residence..... 547
Morrison Residence..... 685
Morgan Residence..... 652
Moro Residence..... 806
Moscow 597
Moscow Cottage..... 596
Movana Residence..... 567
Mt. Carroll Residence..... 582
Mt. Jewell Residence..... 412
Mt. Morris Cottage..... 256
Muncie Residence..... 273
Muscatine Cottage..... 272
Muskegon Cottage..... 78
Murray Cottage..... 213
Myersburg Residence..... 395
Myra Cottage..... 278
Naples Cottage..... 29
Napoleon Residence..... 532
Nashville Cottage..... 170
Nemo Residence..... 706
New Berry Residence..... 217
New Castle Cottage..... 145
New Orleans Cottage..... 168
New Orleans Residence..... 677
New Paris Cottage..... 739
New Paris Cottage..... 738
New Rocheale Residence..... 381
New London Cottage..... 179
New York Residence..... 635
New Zion Cottage..... 126
Newark Cottage..... 225
Newberry Design..... 17
Newport Cottage..... 230
Newport Residence..... 717
Neoga Residence..... 565
Norcatur 198
Norman Cottage..... 149
Norwood Residence..... 485
Oakbeach Residence..... 822
Oakland Residence..... 269
Oakland Cottage..... 34
Oakdale Residence..... 223
Oakdale Cottage..... 710
Oakley Cottage..... 735
Oakwood 772
Oconomowoc Cottage..... 53
Ogden Residence..... 437
Ohara Residence..... 606
Ohio Residence..... 409
Olathe 190
Old Orchard Cottage..... 91
Olean Residence..... 827

— INDEX —

Oleon 190
Oliverville Residence..... 394
Olivia Cottage..... 44
Omaha Cottage..... 216
Orange Grove Residence..... 388
Orchard Residence..... 432
Order Blank.....1012 and 1013
Oregon Residence..... 490
Ortmo Residence..... 766
Orrville 377
Orrville Cottage..... 299
Osborn Residence..... 557
Osgood Residence..... 633
Oshkosh Cottage..... 775
Oshkosh Cottage..... 236
Ostemo Residence..... 766
Owassa Cottage..... 298
Owasco Residence..... 823
Owendale Residence..... 1004
Oxbow Residence..... 807
Ozone Residence..... 486
Pacolet Cottage..... 127
Painesville Cottage..... 74
Palo Residence..... 616
Palatine Residence..... 824
Palaskala Residence..... 536
Paleroma Residence..... 601
Paleroma Residence..... 657
Pandora Cottage..... 184
Panama Residence..... 706
Papinsville Cottage..... 139
Parkdale Cottage..... 210
Parkville Residence..... 511
Pasdeloup Cottage..... 39
Paulsboro 189
Payne Cottage..... 422
Payalton Residence..... 21
Peacove Residence..... 809
Penfield Residence..... 577
Penfield Cottage..... 510
Penfield Cottage..... 130
Pennington Residence..... 295
Pennsylvania Residence..... 625
Pennsylvania Residence..... 679
Pennville Cottage..... 79
Peristyle Apartments, St. Louis..... 1011
Peru Residence..... 497
Perryville Residence..... 586
Peterson Residence..... 561
Pekin Residence..... 716
Pekin Residence..... 732
Philadelphia Residence..... 389
Philadelphia Cottage..... 38
Phiysician's Residence and office.... 133
Physician's Residence..... 385
Physician's Residence..... 386
Physician's Residence..... 387
Physician's Home..... 716
Pialschie Residence..... 403
Piffard Residence..... 825
Pine Grove Residence..... 502
Pinelawn Residence..... 826
Pino Cottage..... 104
Pinckneyville Residence..... 611
Pinckneyville, No. 2..... 629
Pinckneyville, No 3..... 630
Pinkerton Residence..... 721
Pindor Cottage..... 128
Piqua Residence..... 400
Pittsfield Residence..... 489
Pittsfield Residence..... 496
Pittsfield Residence..... 577
Pittsburg Residence..... 651
Plainfield Residence..... 592
Poca Cottage..... 505
Portland Residence..... 720
Port Union Residence..... 584
Port Jervis Residence..... 530
Princeton Cottage.....58 and 59
Proctor Cottage..... 105
Punbinee Residence..... 350
Question Blank..... 1014
Queensdale Cottage..... 558
Quincy Residence..... 496
Racine Cottage..... 144
Radnor Residence..... 748
Radnor Residence..... 998
Ramsey Residence..... 300
Randolph Residence..... 271
Ranney Residence..... 349
Rarden Residence..... 560
Raywood Cottage..... 106
Reading Residence..... 669
Red Oak Cottage..... 245
Redbeach Residence..... 808
Redlands Cottage..... 36
Redlands Residence..... 248
Remodel Work..... 777
Reno Cottage..... 365
Revenna Residence..... 413
Rhode Island Residence..... 783
Richardson Residence..... 395
Richmond Cottage..... 61
Richmond Cottage..... 134
Richmond Residence..... 373
Richville Residence..... 419
Richwood Residence.....420 and 421
Richmond Cottage.....58 and 59
Rifton Residence..... 347
Rightwood Cottage..... 742
Rightwood Cottage..... 743
Rimerton Residence..... 535
Riverside Cottage..... 60
Rochester Cottage..... 129
Rocktown Residence..... 347
Roberts Residence..... 729
Robinson Residence..... 491
Robroy Cottage..... 251
Roland 186
Romulus Cottage..... 459
Ronda Cottage..... 107
Rondont Residence..... 350
Rogerville Cottage..... 160
Rossdale Cottage..... 78
Rossmoyne Residence..... 749
Rowell Residence..... 503
Royalton Residence..... 316
Rudyard Residence..... 758
Ruggville Cottage..... 28
Rushsylvania Residence..... 730
Rutherford Cottage..... ...
Sabina Residence..... 499
Saginaw Cottage..... 457
Sagola Cottage..... 340
Saint George Cottage..... 262
Salamanca Residence..... 752
Salem Residence..... 438
Salem Cottage..... 41
San Francisco Cottage..... 79
San Diego Cottage..... 194
Sanitarium 294
Saratoga Cottage..... 164
Saratoga Residence..... 711
Savannah Residence..... 619
School House, No. 40..... 17
School House..... 18
Solon Residence..... 326
Scio Residence..... 276
Scotdale Residence..... 315
Seaside House..... 92
Seneca Cottage..... 370
Servia Residence..... 329
Shabbona Residence..... 759
Shannon Cottage..... 109
Shannon Cottage..... 472
Shawville Residence..... 551
Shellmound Residence..... 202
Shenango Residence..... 325
Sierra Residence..... 594
Single Flat..... 798
Silverlake Cottage..... 138
Sky-Scraper 528
Slandish Cottage..... 423
Snodon Residence..... 828
Some inexpensive Cottages..... 141
South Side Residence..... 475

— INDEX —

Southern Home.... 1005
Sparta Cottage.... 366
Spencer 790
Spokane Cottage.... 62
Spokane Cottage.... 162
Spottsville Cottage.... 22
Springdale Cottage.... 187
Springdale Residence, No. 6.... 338
St. Charles Cottage.... 282
St. Joseph Cottage.... 81
St. Louis Cottage.... 199
Stable Design.... 324
Stamford Residence.... 829
Stately Home.... 1008
Steubenville Residence.... 524
Store and Flat.... 15
Store and Flat, No. 2.... 15
Store and Flat Building.... 16
Store and Flat, No. 15.... 1001
Stockton Cottage.... 776
Stony Point Cottage.... 111
Stone Residence.... 672
Stone House.... 774
Stowell Cottage.... 786
Stonebury Residence.... 239
Strangton 377
Strang 377
Sturgis Residence.... 521
Suburban House.... 654
Suburban Home.... 656
Summer House.... 81
Sunfield Cottage.... 27
Sunnyside Cottage.... 493
Sunnyside Cottage.... 499
Sunnyside Residence.... 587
Sweetwater Cottage.... 482
Swingley Residence.... 504
Sylvania Cottage.... 237
Sylvan Residence.... 401
Tampa Cottage.... 47
Tallulah Residence.... 546
Tamaroa Residence.... 338
Tappan Residence.... 830
Tarrytown Cottage.... 179
Tesage Residence.... 322
Tesgarden Residence.... 327
Texas Cottage.... 247
Texan Cottage.... 169
Thestonia Residence.... 314
Thomas Residence.... 782
Thornburg Residence.... 416
Thornhill Cottage.... 466
Thornton Residence.... 787
Tilden Residence.... 603
Tilden Residence.... 629
Tilton Cottage.... 715
Tiosa Cottage.... 607
Tiosa Cottage.... 784
Tippecanoe Residence.... 549
Tomaston Residence.... 550
Towson Residence.... 427
Tremont Cottage.... 37
Trobridge Residence.... 319
Troy Residence.... 697
Tula Residence.... 831
Tuscaloosa Residence.... 763
Tustin Cottage.... 754
Tuxedo Cottage.... 87
Two-Family Cottage.... 19
Tyner Cottage.... 374
Union Residence.... 428
Union Residence Revised.... 431
Uniondale Residence.... 633
Unionville Cottage.... 267
Vance Residence.... 441
Vanloon Residence.... 548
Valentine Residence.... 275
Valley Falls Residence.... 489
Vermont Cottage.... 57
Vicksburg Residence.... 402
Victoria Cottage.... 215
Viking Cottage.... 70
Villa Ridge Design.... 25
Village Residence.... 718
Vinton Cottage.... 383
Virginia Residence.... 617
Volga Residence.... 604
Wabash Residence.... 723
Waco Cottage.... 74
Waggner Residence.... 374
Wahatotaomil Cottage.... 192
Wakelee Residence.... 301
Wakeman Residence.... 553
Walla Walla No. 2.... 185
Walla Walla.... 137
Wallace Residence.... 493
Walmore Residence.... 832
Waltha 459
Walcott Residence.... 465
Wanatah Cottage.... 751
Wapping Cottage.... 212
Warrentown Cottage.... 97
Warwick Residence.... 361
Warklenith Cottage.... 740
Washington Cottage.... 49
Washington Residence.... 197
Watts Residence.... 387
Waterboro Residence.... 810
Wauson Cottage.... 615
Waupun Residence.... 411
Waupaca Cottage.... 227
Waukeshaw Cottage.... 231
Waverly Residence.... 398
Wawaka Residence.... 520
Wawaka Cottage.... 606
Waxahachie Cottage.... 483
Weiss 198
Wells Residence.... 492
Wellington Residence.... 623
Wellsboro Cottage.... 32
Wenzville Cottage.... 255
West Park Cottage.... 260
Westminster Residence.... 393
Weston Residence.... 434
West Point Residence.... 580
West End Residence.... 659
West End Residence.... 676
Whiteville Residence.... 796
White River Cottage.... 321
Whitbeck Residence.... 349
Wickliffe Residence.... 545
Wilmot Residence.... 293
Willow Point Residence.... 637
Winamac Residence.... 537
Winchester Residence.... 705
Winchester Residence.... 711
Windsor Cottage.... 433
Winnipeg Cottage.... 48
Winston Cottage.... 100
Windfall Residence.... 471
Winnebago Residence.... 794
Winslow Park Cottage.... 744
Winslow Park Cottage.... 745
Wixom Residence.... 568
Woodfield Residence.... 186
Woodman Cottage.... 383
Woodville Residence.... 420
Woodbine Residence.... 731
Woodbine Residence No. 2.... 732
Woodson Design.... 788
Woodson Double House.... 789
Wooster Residence.... 320
Wren Residence.... 435
Wynkaak Cottage.... 183
Yadkin Cottage.... 101
Yalmer Residence.... 304
Yerger Cottage.... 102
Youngstown Cottage.... 46
Yorkville Residence.... 200
Yutan 732
Yuma Residence.... 755
Zearing 186
Zion Cottage.... 257
Zorah Cottage.... 103
Zula Cottage.... 141

ORDERING BY LONG-DISTANCE 'PHONE.

KINLOCH LONG-DISTANCE
A 298.

BELL LONG-DISTANCE PHONE
MAIN 1654-M.

The long distance 'phone, of which we have two special long-distance transmitters in our office, is a great convenience to our clients who hurridly wish to discuss their plans. We can also arrange to receive such messages at 6 o'clock, therefore making the night rate quite reasonable. When the operator states that Mr. so-and-so wants to speak, we immediately find his plans, correspondence, etc., so as to facilitate quick answers. The rate for a 3-minute message in different localities scattered over the U. S. given below, will give you an idea of the nominal cost of such communication.

ARKANSAS.	
Helena,	$1.00
Hot Springs,	1.25
Little Rock,	1.00
Newport,	.50
Pine Bluff,	.75
Texarkana,	1.00

ILLINOIS.	
Alton,	$ .20
Aurora,	.75
Bloomington,	.45
Cairo,	.45
Canton,	.45
Chicago,	.75

INDIANA.	
Anderson,	$ .75
Kokomo,	.75
Logansport,	.75
Shelbyville,	.75
Terre Haute,	.50
Indianapolis,	.75

IOWA.	
Des Moines,	$1.00
Dubuque,	1.00
Cedar Rapids,	.90
Muscatine,	.75
Marshalltown,	1.00

KENTUCKY.	
Frankfort,	$1.00
Lexington,	1.00
Owensboro,	.40
Louisville,	.75
Covington,	1.00

KANSAS.	
Topeka,	$1.00
Leavensworth,	.90
Wichita,	1.40
Salina,	1.40
Emporia,	1.15

MARYLAND.	
Baltimore,	$2.65
Cumberland,	1.75

MICHIGAN.	
Battle Creek,	$1.25
Detroit,	1.40
Grand Rapids,	1.25
Kalamazoo,	1.15

MINNESOTA.	
St. Paul,	$1.65
Mankato,	1.65

WISCONSIN.	
Madison,	$1.00
Racine,	1.00

MISSOURI.	
Carthage,	$ .90
Hanibal,	$ .30
Kansas City,	.75
St. Joseph.	.90
Moberly,	.75

NEBRASKA.	
Lincoln,	$1.40
Omaha,	1.25

OHIO.	
Cincinnatti,	$1.00
Dayton,	1.00

PENNSYLVANIA.	
Erie,	$2.00
Pittsburg,	1.75

TENNESSEE.	
Nashville,	$1.00
Memphis,	.90

TEXAS.	
Dallas,	$2.15
Houston,	2.25

VIRGINIA.	
Richmond,	$2.90
Hampton,	2.90

WEST VIRGINIA.	
Clarksburg,	$1.75
Wheeling,	1.75

Man is king of all out-doors,
Fields and factories, and stores---
Woman has her realm inside,
Where she reigns with dainty pride.

Build of marble, brick or wood,
But build woman's kingdom good.
Let her Royal Highness choose
Which of Chivers' plans to use.

Have them changed to suit her taste,
Everything necessary, yet nothing waste.
Treat your wife as if you were
Kingly consort unto her.

449